



57 Coton Mount £239,995

Shrewsbury, Shropshire, SY1 2NL

**SPENCER
JAKEMAN**

57 Cotton Mount, Shrewsbury, Shropshire, SY1 2NL

- Traditional three bedroom family residence
- Spacious free-flowing accommodation throughout
- Sought after residential locality close to pleasant fields and minutes from the town centre
- Large modern kitchen/dining room overlooking the enclosed rear garden
- Contemporary family bathroom with feature panelling
- Driveway parking for at least two cars

A well-proportioned three-bedroom family residence offering spacious accommodation throughout. Located in this popular residential area, this modern three bedroom semi-detached house boasts a through hallway with useful utility/laundry room, a generous well-lit living room, re-fitted large kitchen/dining room with a range of units and patio doors to the rear garden, three good size bedrooms, contemporary family bathroom, separate W.C, ample off street parking for at least two vehicles and rear enclosed garden. Outside to the front of the property there is a double width stoned driveway with paved pathway giving access to front door. Gated side access leads to the generous rear garden which benefits from paved patio area, lawned garden and enclosed by mature hedging. The property is within easy walking distance of the medieval town centre of Shrewsbury, tranquil riverside walks, local amenities and schooling. The property lends itself to many buyers and viewing is welcomed to appreciate the accommodation on offer.





Accommodation

Entrance hallway, useful utility/laundry, living room, re-fitted kitchen/diner, first floor landing, three good size bedrooms, re-fitted bathroom, separate WC, stoned driveway, generous rear enclosed gardens, upvc double glazing, gas fired central heating, Viewing is recommended.

Entrance Hallway

Utility/Laundry

Living Room 15' 11" x 12' 0" (4.85m x 3.66m)

Kitchen/Dining Room 18' 10" x 8' 8" (5.74m x 2.64m)

Stairs rising from hallway to first floor landing

Bedroom One 12' 3" x 10' 0" (3.74m x 3.05m)

Bedroom Two 12' 2" x 11' 5" (3.71m x 3.48m)

Bedroom Three 8' 11" x 8' 5" (2.72m x 2.57m)

Family Bathroom

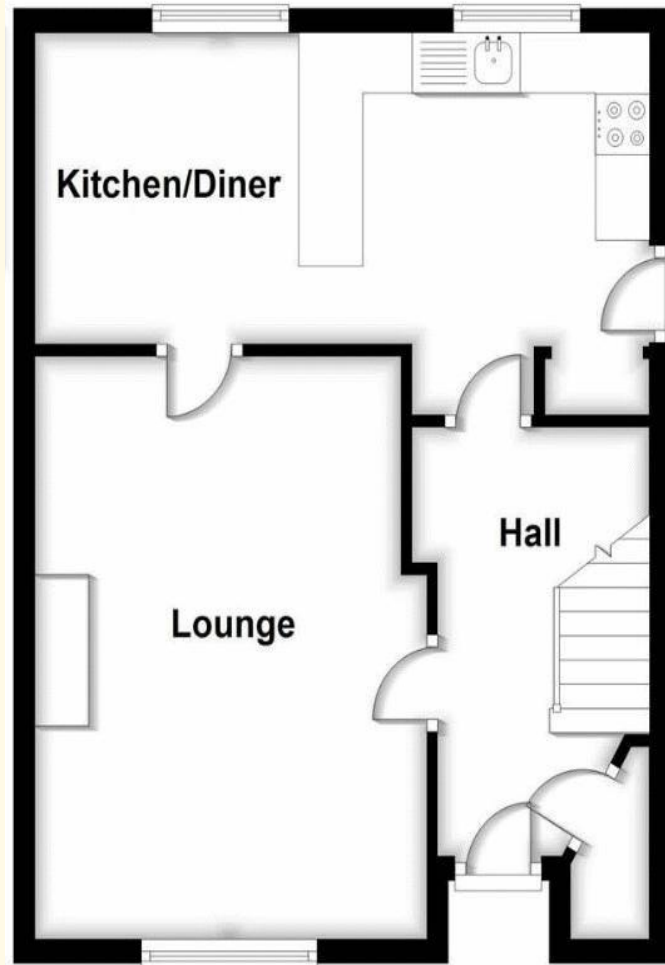
Separate W.C



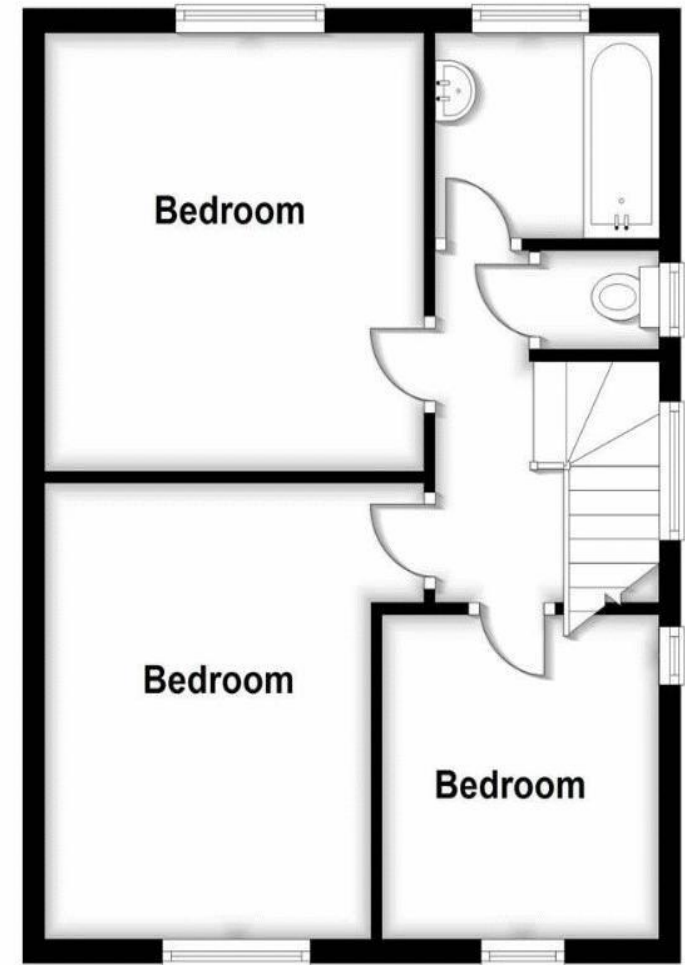




Ground Floor



First Floor



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.