

# 2 Rea Bridge Coleham Head Shrewsbury SY3 7BW



2 Bedroom House - Terraced  
Offers In The Region Of £190,000

## The features

- PERIOD TOWN HOUSE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- KITCHEN AND UTILITY ROOM
- ENCLOSED COURTYARD GARDEN
- EPC RATING D
- IDEALLY PLACED FOR ACCESS TO THE TOWN CENTRE
- RECEPTION HALL, LOUNGE, DINING ROOM
- 2 DOUBLE BEDROOMS AND BATHROOM
- VIEWING RECOMMENDED



### \*\*\* 2 BEDROOM PERIOD TOWN HOUSE \*\*\*

Located on the edge of the Town Centre and a short stroll from the vibrant Coleham community with an excellent range of amenities on hand.

This charming 2 bedroom period Town house offers spacious accommodation and offered for sale with no upward chain and is located alongside the Reabrook.

Reception Hall, Lounge, Dining Room, Kitchen, 2 double Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing and enclosed courtyard garden.

Viewing recommended.

## Property details

### NOTE

Please note - we are advised that the property has previously flooded and since 2022 the owners have taken precautions to avoid future flooding by raising the internal floors..

### LOCATION

Located on the edge of the Town Centre and a short stroll from the vibrant Coleham community with an excellent range of amenities on hand.

### RECEPTION HALL

Coved ceiling and dado rail, radiator.

### DINING ROOM

having double glazed window to the front, range of shelving, radiator.

### LOUNGE

Naturally well lit with window to the rear and full height window to the side, wooden fire surround housing electric fire media point, radiator.

### KITCHEN

Fitted with range of cream fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances and matching eye level wall units. window to the side and stable style door opening into

### UTILITY ROOM

with space for appliances and door leading to the garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing

### BEDROOM 1

having two windows to the front, radiator.

### BEDROOM 2

with window to the rear, period fireplace, wardrobe recess, radiator.

### BATHROOM

with suite comprising panelled bath, shower cubicle with direct mixer unit, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

### OUTSIDE

To the rear is an enclosed courtyard garden which has been laid for ease of maintenance and offers a good level of privacy and is enclosed with wooden fencing.

## GENERAL INFORMATION

### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

### SERVICES

We are advised that all main services are connected.

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A - again we would recommend this is verified during pre-contract enquiries.

### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

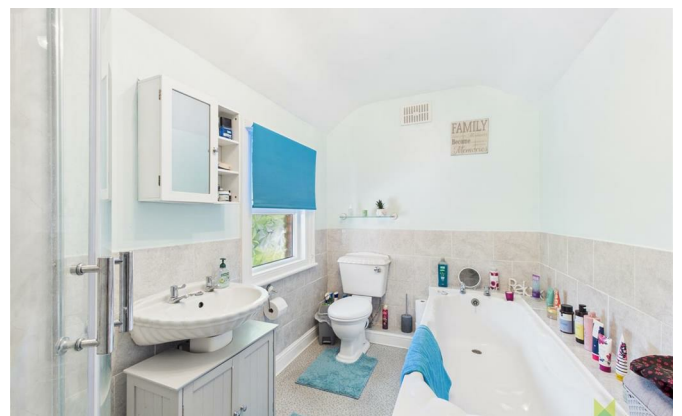
### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

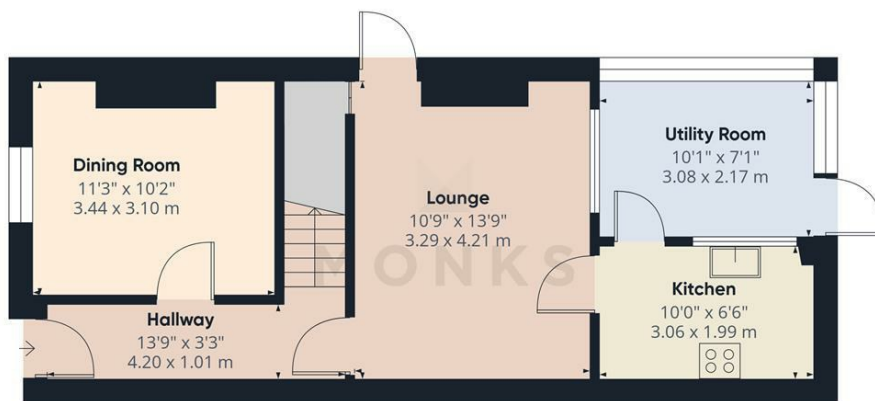


## 2 Rea Bridge Coleham Head, Shrewsbury, SY3 7BW.

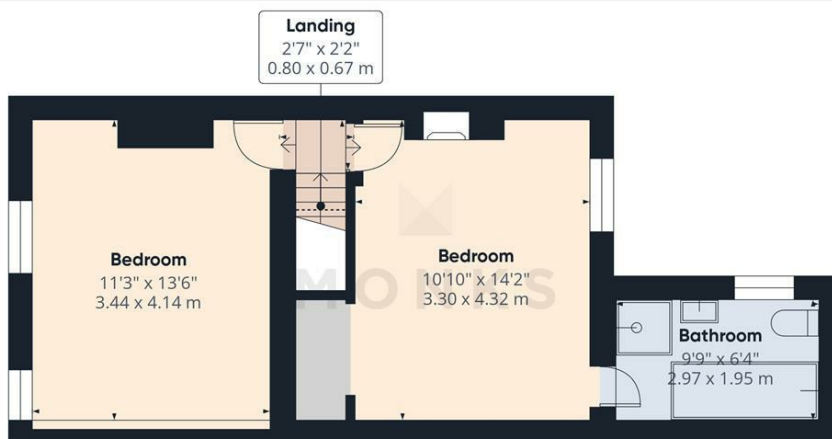
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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
853 ft<sup>2</sup>  
79.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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## Get in touch

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## Shrewsbury office

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## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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