



12 The Engine Shed Benbow Quay, Coton Hill, Shrewsbury,  
Shropshire, SY1 2DL

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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**Offers In The Region Of £309,995**

Viewing: strictly by appointment  
through the agent

An attractive, exceptionally well presented and spacious three bedroom Grade II listed mid terrace town house, with appealing living accommodation over three floors. The property is situated within this popular development constructed by renowned local builders Shropshire Homes and is within striking distance of tranquil riverside walks, railway station and the medieval town centre of Shrewsbury. This property has the added benefit of being offered for sale with NO UPWARD CHAIN and early viewing comes highly recommended by the selling agent. The accommodation briefly comprises the following: Spacious lounge, inner hallway, laundry room, cloakroom, first floor landing, feature modern mezzanine kitchen/diner with a range of built-in appliances, second floor landing with master bedroom with en-suite shower room, two further bedrooms, bathroom, attractive enclosed garden, one allocated car parking space, electric heating, sealed unit double glazing. LED lighting.

The accommodation in greater detail comprises the following:

Sealed unit double glazed entrance door with sealed unit double glazed window above gives access to:

**Lounge**

28'8 max x 10'10 max  
Having a large living space which is also of a double height, feature sealed unit double glazed sash window to front, two digital controlled electric heaters, LED recessed spotlights to ceiling.

Door to:

**Inner Hallway**

Having tiled floor, under-stairs storage cupboard, wall mounted digital controlled electric heater, door giving access to ground floor communal hallway.

Door from inner hallway gives access to:

**Laundry Room**

7'7 x 5'11  
Having wall mounted digital control electric heater, tiled floor.

Door to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin, wall mounted digital controlled electric heater, tiled floor, extractor fan to ceiling.

From inner hallway stairs rise to:

**First Floor Landing**

Having wall mounted telephone intercom system, wall mounted digital controlled electric heater.

Door giving access to first floor communal landing.

Door from first floor landing gives access to:

**Feature Mezzanine Kitchen / Diner**

28'8 max x 10'10 max  
The kitchen area comprises: a modern range of eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher, oven with four ring electric hob with stainless steel cooker canopy over, microwave, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, LED recessed spotlights to ceiling, tiled floor. The dining area comprises: recessed spotlights to ceiling, wall mounted digital controlled electric heater.

From first floor landing stair rise to:

**Second Floor Landing**

Having loft access, cupboard housing pressurised water system.

From landing doors then give access to: Three bedrooms and bathroom.

**Bedroom One**

11'4 x 10'4 excluding recess  
Having part sloping ceiling with two double glazed roof windows, fitted mirror fronted double wardrobe.

Door from bedroom gives access to:

**En-Suite Shower Room**

Having tiled shower cubicle, low flush WC with hidden cistern, wash hand basin set to vanity unit, extractor fan to ceiling, tiled floor, heated chrome style towel rail.

**Bedroom Two**

10'4 excluding recess x 9'5  
Having two double glazed roof windows, wall mounted digital controlled electric heater, built-in mirror front double wardrobe.

**Bedroom Three**

9'7 x 8'3  
Having two double glazed roof windows, three wall light points, wall mounted digital controlled electric heater.

**Bathroom**

Having a three pieces suite comprising: panelled bath with mixer shower over, glazed shower screen to side, low flush WC with hidden cistern, wash hand basin set to vanity unit, part tiled to walls, wall mounted digital controlled electric heater, tiled floor, loft access.

**Outside**

To the front of the property there is an attractive enclosed garden having paved pathway /patio area, lawned gardens, mature shrubs, plants, bushes and trees.. Nearby there is one allocated car parking space.

**Services**

Mains water, electricity, drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

**Tenure**

We are advised that the property is LEASEHOLD.  
The vendor/s have informed us these details/charges are applicable:  
Approximate Length of lease remaining is 983 years  
Ground rent £100 per year  
Ground rent review date and price increase TBC  
Service charge £175 pcm  
The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**COUNCIL TAX BAND C**

**Mortgage services**


We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.  
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**FLOORPLANS**

