

12 Coton Crescent, Coton Hill, Shrewsbury, Shropshire,  
SY1 2NY

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Important Notice - please read carefully**

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:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers In The Region Of £300,000**

Viewing: strictly by appointment  
through the agent



Offered for sale with NO UPWARD CHAIN, is this attractive, spacious and well proportioned four bedroom bay fronted period semi detached house in need of updating. The property is situated within this favoured and most convenient residential location, within close proximity to good local amenities and tranquil riverside walks which lead into the Shrewsbury Town Centre. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance vestibule, entrance hallway, bay fronted lounge, separate dining room, breakfast room, inner hallway, cloakroom, kitchen, first floor landing having two bedrooms (one of which having an ensuite shower room), bathroom, second floor landing having two further bedrooms both with ensuite shower rooms, front and rear enclosed gardens, extensive UPVC double glazing, gas fired central heating, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

**Entrance vestibule**  
Having radiator.

Door from entrance vestibule gives access to:

**Hallway**  
Having wall mounted thermostat control unit, under stairs storage cupboard housing gas fired central heating boiler, coving to ceiling.

Door from entrance hallway gives access to:

**Bay fronted lounge**  
14'9 max into bay x 11'3  
Having walk-in bay with glazed sash window to front, radiator, picture rail, coving to ceiling.

Door from entrance hallway gives access to:

**Dining room**  
13'3 x 9'11  
Having UPVC double glazed French doors giving access to rear gardens, radiator, attractive fire pace, picture rail, coving to ceiling.

Door from entrance hallway gives access to:

**Breakfast room**  
10'0 x 7'5  
Having UPVC double glazed window to rear, radiator. Part glazed door from breakfast room gives access to:

**Inner hallway**  
Having vinyl wooden effect floor covering, two UPVC double glazed doors giving access to outside of property. Door from inner hallway gives access to:

**Cloakroom**  
Having low flush WC, pedestal wash hand basin, UPVC double glazed window to side, vinyl wood effect floor covering.

Part glazed door from inner hallway gives access to:

**Kitchen**  
10'1 x 8'7  
Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob, free standing washing machine, tumble dryer and fridge freezer, tiled splash surrounds, tiled floor, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, UPVC double glazed window to rear, wall mounted extractor fan, radiator.

From entrance vestibule stairs rise to:

**First floor landing**  
Having UPVC double glazed sash window to side, over stairs storage cupboard.

Doors from first floor landing then give access to: Two bedrooms and bathroom.

**Bedroom one**  
10'6 x 9'10 excluding recess  
Having UPVC double glazed sash window to rear, radiator, ,walk-in wardrobe area having UPVC double glazed sash window to rear, built-in shelved storage cupboard plus additional understairs walk-in wardrobe with fitted hanging rail.

From bedroom door gives access to:

**Ensuite shower room**  
Having tiled shower cubicle, wall mounted wash hand basin, low flush WC, radiator, tiled to walls, wall mounted extractor fan, tiled floor.

**Bedroom**  
11'6 x 10'2 max into recess  
Having UPVC double glazed window to front, radiator, fitted double wardrobe, fitted double shelved storage cupboard.

**Bathroom**  
Having a three piece white suite comprising: Panel bath with wall mounted electric shower and shower screen to side, pedestal wash hand basin, low flush WC, vinyl floor covering, tiled to walls, UPVC double glaze window to front, wall mounted extractor fan.

From first floor landing stairs rise to:

**Second floor landing**  
Doors then give access to two further bedrooms.

**Bedroom**  
10'4 x 8'6 excluding recess  
Having UPVC double glazed window to front, fitted shelved storage cupboard/wardrobe, radiator. Sliding door gives access to:

**Ensuite shower room**  
Having tiled shower cubicle, wall mounted wash hand basin, low flush WC, recessed spotlights to ceiling, vinyl wood effect floor covering.

**Bedroom**  
13'5 max x 10'7 max reducing down to 7'6 min  
Having UPVC double glaze window to rear, fitted double wardrobe with shelved storage cupboard to side, eaves storage, radiator.

**Door to:**

**Ensuite shower room**  
Having tiled shower cubicle, wall mounted wash hand basin, low flush WC, vinyl floor covering.

**Outside**  
To the front of the property there is a low maintenance paved frontage, period tiled pathway giving access to front door.

**Rear gardens**  
The rear gardens comprise: Paved patio area, lawn gardens, timber garden shed, mature shrubs, plants and bushes. The rear gardens are enclosed by fencing and brick walling.

AGENTS NOTE

Buyers to be informed that this property has not been a HMO property, its has been used as an independent supported living accommodation.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND D

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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).

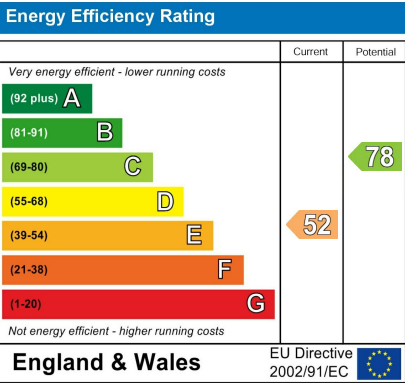
Referral fee disclaimer

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.



FLOORPLANS

