



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

6 Coton Crescent, Shrewsbury, SY1 2NY

**£435,000
Asking Price**

To view this property please call us on **01743 236 800** Ref: T8028/SL/KQ

A well appointed and neatly kept, mature, semi-detached five bedroom family house.

This mature, five bedroom, semi-detached property provides well proportioned accommodation over three floors and benefits from gas fired central heating and double glazing. The accommodation briefly comprises; entrance hall, useful cellar, shower room, living room, dining room, open-plan kitchen/family room with large pantry, three bedrooms and bathroom to the first floor, two further bedrooms to the second floor. South facing courtyard garden. Car parking for two cars.

The property is well placed in this popular and convenient residential area, close to excellent amenities including the nearby town centre with many fashionable bars and restaurants, boutique style shops, Theatre Severn, Shrewsbury railway station and the Quarry Park and Dingle Gardens.



INSIDE THE PROPERTY

Panelled and part glazed door with decorative transom light over to:

ENTRANCE HALL

Decorative tiled floor
Door allowing access to

CELLAR

12'2" x 12'5" (3.71m x 3.78m)
Window
Central heating radiator
Sink unit and plumbing for washing machine etc.

SHOWER ROOM

Large walk in shower with Direct mixer shower
Wash hand basin, wc
Wall mounted gas fired boiler

LIVING ROOM

11'2" x 12'5" (3.40m x 3.78m)
A pleasant room with a deep bay window with decorative leaded lights
Fireplace with surround and mantel
Recess housing multi-fuel burning stove

DINING ROOM

14'2" x 11'3" (4.32m x 3.44m)
Waxed and polished boarded oak floor
Fireplace with decorative tiled slips, surround and mantel
Archway to:

OPEN PLAN KITCHEN / FAMILY ROOM

6'7" x 11'7" (2.00m x 3.54m)
Family room having a waxed and polished floor
Glazed double doors to the garden
Large Velux roof light.
Neatly appointed kitchen area fitted with a range of matching modern units
Quarry tiled floor
Window to the rear garden
Glazed door to the garden
Archway to:

LARGE WALK IN PANTRY / STORE

Fitted shelving

From the entrance hall, STAIRCASE with a handrail and balustrade rises to FIRST FLOOR LANDING with side window with decorative leaded lights.

BEDROOM 1

12'2" x 12'5" (3.71m x 3.78m)
Ornamental cast iron fireplace with hob grate and tiled hearth
Window to the front

BEDROOM 2

10'4" x 10'9" (3.15m x 3.28m)
Window to the rear garden
Understairs store cupboard

BEDROOM 3

10'4" x 7'2" (3.15m x 2.18m)
Window to the rear

BATHROOM

Panelled bath
Wash hand basin, wc

From the first floor landing a STAIRCASE rises to a SECOND FLOOR LANDING

BEDROOM 4

11'4" x 12'5" (3.45m x 3.78m)
Window to front
Cast iron fireplace

BEDROOM 5

11'4" x 15'6" (average measurements) (3.45m x 4.72m)
(average measurements))
Window to the rear garden
Useful eaves storage and built in cupboard.

OUTSIDE THE PROPERTY

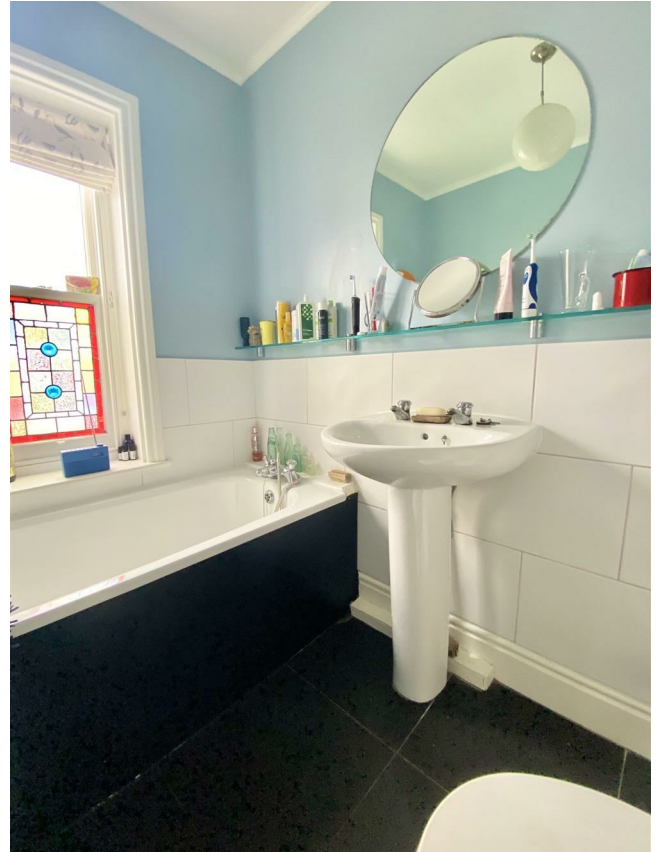
The property is approached through a pillared entrance with a pathway serving the formal reception area with a shallow forecourt.

To the rear is an attractive south facing courtyard garden which has been randomly paved with raised floral and shrubbery displays. The whole enclosed by well maintained wall with gateway access to a gravelled hardstanding, which provides parking for two cars with access from the rear. Side access to the front of the property.









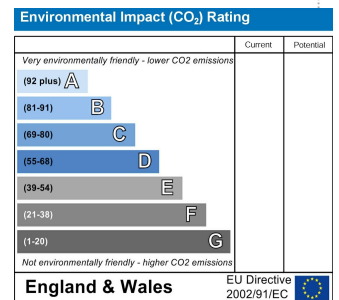
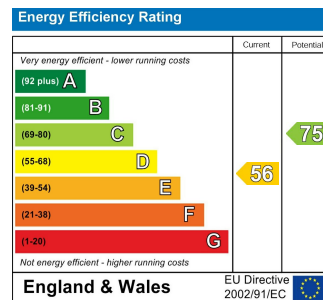
FLOOR PLANS ...



Total area: approx. 1745.7 sq. feet

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Smithfield Road up Coton Hill. At the traffic lights, turn left onto Berwick Road. Take the second right into Corporation Lane. At the T Junction, turn right into Coton Crescent, where the property will be found on the right hand side.



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

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