



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**49 Hazledine Court, Longden Coleham,
Shrewsbury, SY3 7BS**

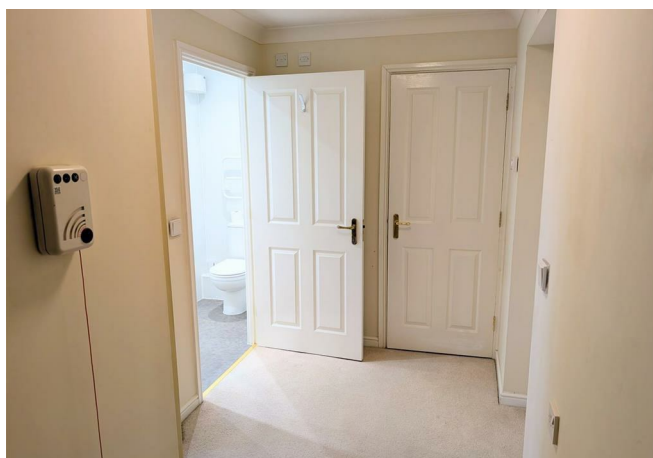
**£110,000 Offers
In The Region Of**

To view this property please call us on **01743 236 800** Ref: T7843/DM/KQ

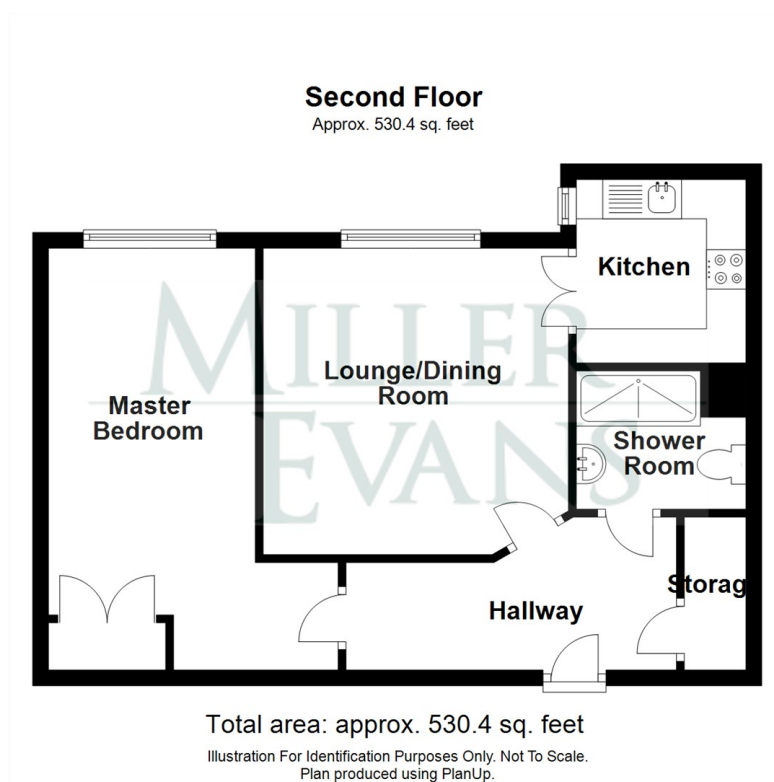
Spacious second floor one bedroom retirement apartment.

A well appointed and well maintained, one bedroom apartment located on the second floor of this purpose built development for the over 60's. The accommodation briefly comprises; entrance hall, lounge/dining room, kitchen with dishwasher, fridge and freezer, bedroom and recently refurbished shower room and benefits from double glazing and Fischer radiators.

Hazeldine Court was constructed by McCathy & Stone and occupies an extremely convenient position in Longden Coleham, close to excellent amenities including local shops and a short walk to the town centre. The development has a House Manager along with a careline system and residents must be over 60 years of age. There is a resident's lounge and communal gardens which enjoy views of the River Severn back towards the town centre and English Bridge.



FLOOR PLANS



INSIDE THE PROPERTY

SPACIOUS ENTRANCE HALL

Large store cupboard

LOUNGE / DINING ROOM

12'9" x 12'9" (3.89m x 3.88m)

Inset electric fire with surround

Window enjoying rooftop views

KITCHEN

7'8" x 7'1" (2.33m x 2.15m)

Range of matching wall and base units

MASTER BEDROOM

17'7" x 12'1" (5.35m x 3.68m)

Built in mirror fronted wardrobes

SHOWER ROOM

OUTSIDE THE PROPERTY

Attractive landscaped communal gardens and a communal parking area.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury by car over the English Bridge around the gyratory system into Coleham Head. After a short distance turn right into Longden Coleham where the development will be found on the right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage are connected.

TENURE

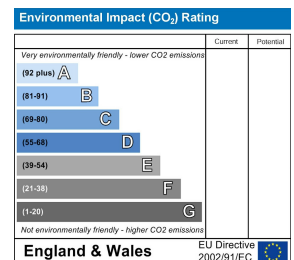
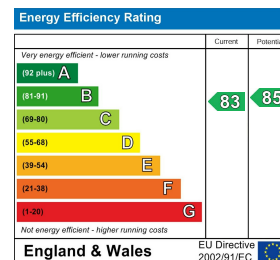
We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Council Tax Band: B

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.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones