



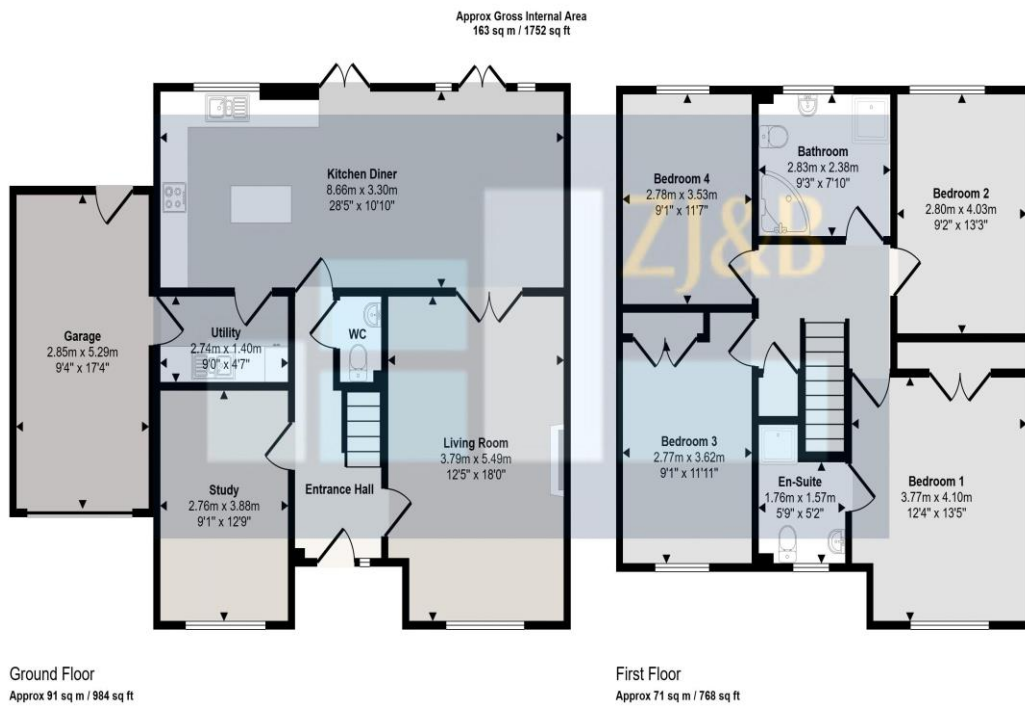
12 Nursery Meadows, Corporation Lane, Coton Hill, Shrewsbury, Shropshire, SY1 2PS

Offers in the Region Of £450,000

A lovely 4-bedroom detached family home provides attractive, well-proportioned accommodation, located within walking distance of the town.



This lovely family home is an attractive, well-proportioned 4-bedroom detached house with a good-sized, private, enclosed rear garden, located within walking distance of the town centre, Theatre Severn, Bus and Railway Stations. The generous accommodation includes an Entrance Hall, a Living Room, a Sitting Room/Study, a large Kitchen/Dining/Family Room, a Cloakroom/WC, and a Utility Room on the ground floor, with 4 generous Bedrooms, an En-suite Shower Room and a Family Bathroom on the First Floor. There is ample Driveway parking to the front and a Garage, Gas Central Heating and Double Glazing. We recommend viewing this property to appreciate the accommodation on offer.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Find an energy certificate (/)

English | Cymraeg

Energy performance certificate (EPC)

12, Nursery Meadows SHREWSBURY SY1 2PS	Energy rating	Valid until:	23 March 2030
	C	Certificate number:	8800-7827-6480-0977-5226

Property type	Detached house
Total floor area	165 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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This title is dealt with by HM Land Registry, Telford Office.

Council Tax Band E

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

FREE MORTGAGE ADVICE

Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

01743 248351

Whole of Market clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage