11 Coton Crescent, Shrewsbury SY1 2NY

Shrewsbury & Country House Sales

MILLER EVANS

11 Coton Crescent, Shrewsbury SY1 2NY

Freehold £435,000

- Well-maintained, improved and extended mature five-bedroom semi-detached family home.
- Spacious accommodation arranged over three floors, retaining a number of original character features including leaded light stained glass windows.
- Entrance hall with cellar access, sitting room, dining room and recently refitted extended kitchen with integrated appliances.
- Three first-floor bedrooms and family bathroom, with two further bedrooms on the second floor.
- South-facing rear garden with patio, terrace, lawn, established shrubs, mature trees and garden room/summer house
- Conveniently located within easy reach of Shrewsbury town centre, the railway station, riverside walk along the River Severn, the bypass and M54 motorway links.

A well-maintained, improved and extended mature five-bedroom semi-detached family home offering spacious accommodation arranged over three floors, together with a south-facing rear garden.

The property has been well cared for by the current owners and is presented in good decorative order throughout. A number of original character features have been retained, including leaded light-stained glass windows, while modern improvements have been sympathetically incorporated.

The accommodation briefly comprises an entrance hall with access to the cellar, sitting room, dining room and an extended kitchen, recently refitted with an attractive range of units and integrated appliances. To the first floor are three bedrooms and a family bathroom. The second floor provides two further bedrooms, offering flexible accommodation for a growing family or those requiring home working space. Outside, the south-facing rear garden is well established and includes a paved patio, terrace, lawn, mature shrubs and trees, together with a garden room/summer house.

The property is conveniently situated within easy reach of Shrewsbury town centre, where there is a good range of shops, restaurants, cafés and bars, as well as the railway station. The town centre can be approached via the riverside walk along Coton Hill and Smithfield Road. The Shrewsbury bypass is also readily accessible, providing links to the M54 motorway and the West Midlands.

CRAB

ENTRANCE HALL
14'3" x 6'0"

SITTING ROOM
12'4" x 10'8"

LIVING ROOM
14'4" x 10'8"

KITCHEN / DINING ROOM
12'0" x 12'2"

UTILITY
7'2" x 6'0"
Door to:

SHOWER ROOM
3'7" x 6'0"

A STAIRCASE rises to the FIRST FLOOR LANDING

BEDROOM 1
12'4" x 10'8"

BEDROOM 2
11'7" x 9'8"

BEDROOM 3
11'3" x 7'0"

FAMILY BATHROOM
5'10" x 6'0"

STAIRCASE continues to SECOND FLOOR LANDING

BEDROOM 4
12'4" x 10'8"

BEDROOM 5
14'4" x 10'8"

EAVES STORAGE
11'7" x 6'0"

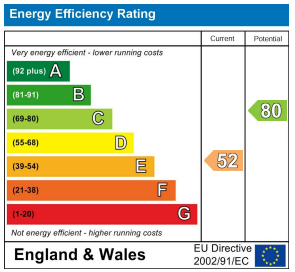
OUTSIDE THE PROPERTY

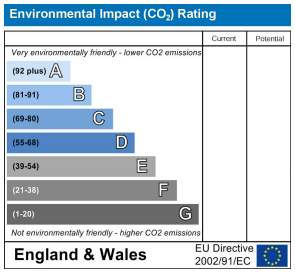
SOUTH FACING REAR GARDEN which is well established and includes a paved patio, terrace, lawn, mature shrubs and trees, together with a garden room/summer house.

HOW TO GET THERE

The property is best approached out of Shrewsbury along the Smithfield Road and up Coton Hill and turn left into Berwick Road. After a short distance right into Corporation Lane at the cross roads turn right into Coton Crescent where the property will be found on the righthand side.

Total area: approx. 1420.3 sq. feet





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.

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

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : D

LOCAL AUTHORITIES

Shropshire Council

FIND OUR PROPERTIES ON: OnTheMarket.com rightmove.co.uk The UK's number one property website

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