Roger Parry & Partners

2 Princes Court, Coedway, Shrewsbury, SY5 9BF

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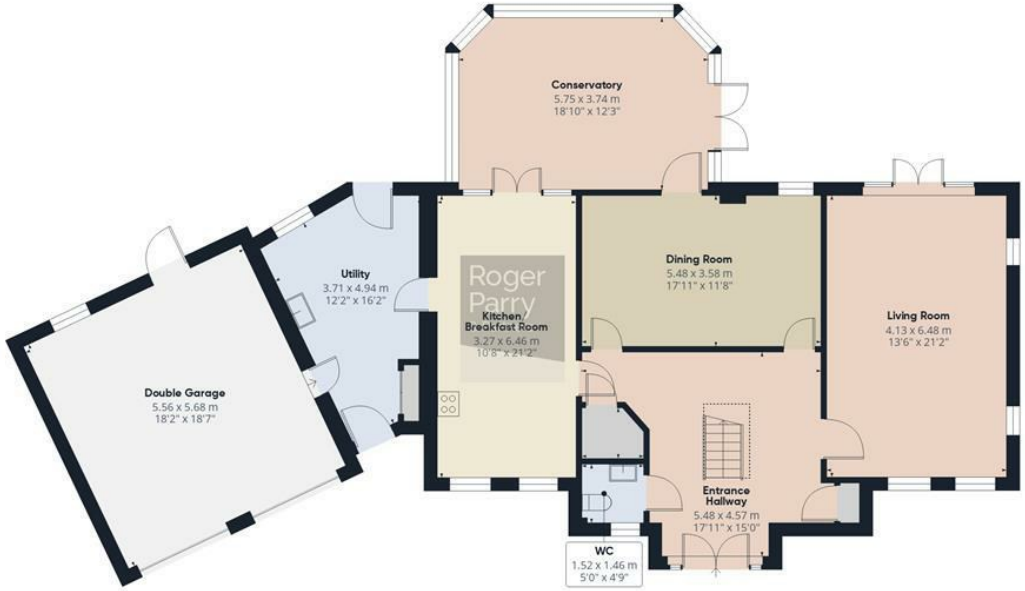
Offers In The Region Of £599,995

A well designed detached four bedroom family home offering immaculately presented, spacious and practical accommodation, set in an attractive countryside location with open views to the side and rear.

The ground floor includes a reception hall with cloakroom, a triple-aspect living room with doors opening onto the garden, an open-plan kitchen/breakfast room, a separate dining room, and a good-sized utility room and a conservatory. Upstairs, an impressive galleried landing leads to the principal and guest bedrooms, both with en suite shower rooms, along with a family bathroom and two further double bedrooms. The property benefits from uPVC double glazing, oil fired central heating, a private driveway proving parking for several vehicles, and a double garage with overhead storage. The enclosed rear garden is mainly laid to lawn with a patio area and enjoys open views across the surrounding countryside. Viewing is recommended to appreciate the space and setting on offer.

Floor Plan
(not to scale - for identification purposes only)



Ground floor

Floor 1

Approximate total area(1)

242 m²

2603 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Situated in the charming Shropshire countryside, Princes Court enjoys a peaceful setting in Coedway, whilst remaining within easy reach of the amenities and attractions of the surrounding area. The popular Hand and Diamond pub is within walking distance, offering a welcoming spot to enjoy a meal or a drink. For those seeking leisure and fitness facilities, the award-winning Rowton Castle Country Club is just a short drive away, providing an excellent choice for health, fitness and relaxation. The historic market town of Shrewsbury is also accessible by car, offering a wider range of shopping, dining and recreational amenities.

Entrance Hallway
An impressive entrance hallway with oak wooden flooring and central feature oak staircase leading to the galleried landing, two good sized storage cupboards. Door leading to the downstairs WC.

Downstairs WC
With white suite comprising low level flush wc and wash hand basin.

Living Room
Providing a lovely triple aspect with windows to front and side and French double doors leading to the rear garden. Feature fireplace with Yorkshire limestone fire surround.

Kitchen/ Breakfast Room
Fitted with a range of units and worktops, with a twin bowl sink inset with stainless steel mixer tap. Appliances include a Neff integrated oven and grill, integrated electric hob with extractor hood above, integrated dishwasher, and a fridge freezer. Quarry tiled flooring, windows to the front and French doors opening out to the conservatory.

Utility
With quarry tiled flooring, range of eye level and base units with stainless steel sink unit with stainless steal mixer tap, space for washing machine and drier, useful storage cupboard and window overlooking rear garden.

Conservatory
With windows providing stunning views of the surrounding countryside, two skylight windows, quarry tiled flooring, French double doors leading out to the rear garden.

Dining Room
An impressive dining room with wood effect flooring and window providing views of the surrounding countryside, door providing access to the sunroom.

From entrance hall feature oak staircase with balustrade leads to spacious galleried first floor landing, barrel ceiling and inset spot lighting, access to loft, large arch window to front, built-in storage cupboard with shelving and a further built-in cupboard.

Principle Bedroom
Double bedroom with built in wardrobes and windows to the rear enjoying fabulous viewings of countryside. Door to ensuite shower room.

Ensuite Shower Room
Fitted with a white suite comprising low level flush WC, wash hand basin, shower cubicle with shower unit and sliding doors, extractor fan, tiled surround and window to the front.

Guest Bedroom
Double bedroom with built in wardrobes and windows to the front. Door to en-suite shower room.

Ensuite Shower Room
Fitted with a white suite comprising low level flush WC, wash hand basin, shower cubicle with shower unit and sliding doors, extractor fan, tiled surround and window to the rear.

Bedroom
Double bedroom with built in wardrobes and windows to rear and side.

Bedroom
Double bedroom with built in wardrobes and windows to front.

Family Bathroom
Fitted with a white suite comprising low level flush WC, wash hand basin, bath with shower head attachment, extractor fan and window to the rear.

Double Garage
With concrete flooring, oil central heating boiler, access to loft storage, electric up and over doors and door leading out to the rear garden.

Outside
To the front of the property there is a lawned garden and paved patio, adjoining tarmacadam driveway providing parking for several cars and access to the double garage. The enclosed rear garden is laid mainly to lawn with paved patio area, shrubbery beds and enclosed by brick wall. The garden enjoys a delightful open outlook, with far reaching views across the surrounding countryside, creating a peaceful and scenic setting.

General Notes
TENURE
We understand the tenure is Freehold. We would recommend this is verified during

pre-contract enquiries.

SERVICES
We are advised that mains electric and water services are connected. The property has oil central heating and private drainage arrangements. We understand the Broadband Download Speed is: Basic 5 Mbps & Superfast 72 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is G. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers 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.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

General Services:

Local Authority: Powys Council
Council Tax Band: G
EPC Rating: D
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.