

Roger Parry & Partners

5 Princes Court, Coedway, Shrewsbury, SY5 9BF





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Offers In The Region Of £475,000

Offered for sale with no upward chain, this attractively designed four bedroom family home is situated in Coedway, a desirable village to the west of Shrewsbury. The property provides spacious and well planned accommodation, comprising a generous entrance hallway, living room, separate dining room, open plan kitchen/diner, a good sized utility room and a WC.

To the first floor are four double bedrooms, all benefiting from fitted wardrobes. The principal bedroom includes an en-suite shower room, alongside a family bathroom.

Externally, the property benefits from a double garage and ample parking for several vehicles. The property also benefits from oil fired central heating and uPVC double glazing.













The property is located approximately 9 miles west of Shrewsbury and is well placed to access to Welshpool, Oswestry and also the local bypass linking up to the M54 motorway network and the Midlands beyond.

Entrance Hallway
12'3 x 10'1 (3.73m x 3.07m)
Entrance door opening into an impressive hallway with laminate flooring, feature staircase and radiator.

Living Room
24'5 x 12'2 (7.44m x 3.71m)
Providing a triple aspect with windows to front and side and doors leading to rear garden. Feature fireplace with limestone surround and tiled hearth, two radiators and oak flooring.

Dining Room
12'11 x 11'9 (3.94m x 3.58m)
With fitted carpet, radiator, and two windows overlooking garden,

Kitchen/ Diner
24'5 x 12'4 (7.44m x 3.76m)
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, an integrated Neff electric hob with extractor hood above, a Bosch integrated dishwasher, and a Neff fridge freezer. Tiled flooring, two radiators, windows to the front and side, and French doors opening out to the rear garden.

Utility
9'2 x 8'8 (2.79m x 2.64m)
Fitted with a range of units and worktops, sink inset with stainless steel mixer tap, space and plumbing for washing machine, tiled flooring, radiator, extractor fan, windows to the front and side, glazed door leading out to front of the property, door to useful storage cupboard housing the oil boiler and door to downstairs WC.

Downstairs WC
5'7 x 4'8 (1.70m x 1.42m)
Fitted with a white suite comprising low level WC, wash hand basin with tiled surround, tiled flooring, extractor fan, radiator and window to the rear.

Landing
16'3 x 9'10 (4.95m x 3.00m)
Large gallery landing with fitted carpets, radiator, window to the front, door to useful storage cupboard.

Principle Bedroom
12'3 x 12'2 (3.73m x 3.71m)
With fitted carpets, fitted wardrobe, radiator, window overlooking rear garden. Door to:

Ensuite Shower Room
7'9 x 5'1 (2.36m x 1.55m)
Fitted with modern white suite comprising WC, wash hand basin with cupboard below, shower cubicle with sliding door and shower head over, extractor fan, heated towel rail, window to rear, tiled surround to walls and vinyl floor covering.

Bedroom
12'1 x 9'2 (3.68m x 2.79m)
With fitted carpet, fitted wardrobe, radiator and window to the front.

Bedroom
12'5 x 9'8 (3.78m x 2.95m)
With fitted carpet, fitted wardrobe, radiator and window to the rear.

Bedroom
12'5 x 8'10 (3.78m x 2.69m)
With fitted carpet, fitted wardrobe, radiator and window to the front.

Family Bathroom
7'9 x 7'4 (2.36m x 2.24m)
Fitted with a white suite comprising panelled bath with side screen and shower unit, low level WC, wash hand basin with storage cupboard below, tiling to flooring and walls, extractor fan, chrome ladder style radiator and window to the rear.

Outside
To the front of the property there is a tarmac driveway providing parking for several vehicles, paved patio, access to DOUBLE GARAGE with electric up and over doors, The enclosed rear garden is laid mainly to lawn with paved patio area, oil tank, greenhouse, outdoor light, and is enclosed by mature hedging.

Double Garage
With electric up and over doors.

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. Please note the property has private drainage arrangements and oil central heating. We understand the Broadband Download Speed is: Basic 6 Mbps & Superfast 61 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.

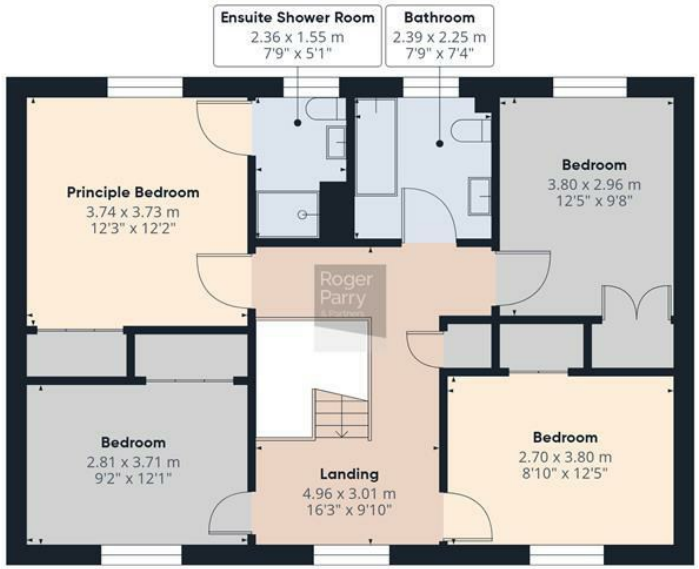
REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if 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.

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



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2

Approximate total area(1)

197.4 m²
2127 ft²

Reduced headroom

2.2 m²
24 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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General Services:

Local Authority: Powys County Council
Council Tax Band: G
EPC Rating: C
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.