



26

26 Salters Lane £239,995

Longden Coleham, Shrewsbury, SY3 7DG

**SPENCER
JAKEMAN**

26 Salters Lane, Longden Coleham, Shrewsbury, SY3 7DG

- A charming Victorian two bedroom residence which has been thoughtfully improved by the current owner
- Located in this highly sought after locality just a short walk from the Shrewsbury Centre
- Highly useful driveway parking for numerous vehicles
- Modern refitted kitchen with attractive units and splashback
- High calibre family bathroom with feature panelling
- Quaint walled rear courtyard ideal for outdoor dining

An extremely attractive Victorian end terrace house of character located in this popular area a short walk from the town centre with the added advantage of a private driveway. In brief the accommodation provides Living room with exposed beams, feature original exposed brick chimney breast with quarry tiled hearth and cast iron wood burner inset, inner hall, newly fitted kitchen, modern quality bathroom, two bedrooms with bedroom one having original oak boarded flooring, feature cast iron open fireplace with wooden surround, telephone point, built-in pine door wardrobe/storage cupboard, window with views to front and the rear bedroom enjoying views of the courtyard, driveway providing parking for numerous cars, garden and courtyard, gas fired central heating.





To the front of the property there is a private driveway which provides parking for at least 2 cars and adjoining good sized lawned garden with specimen trees, flowers and shrubs. There is a pathway along the side of the property to the rear where there is a walled courtyard garden from which there is a secondary right of access to the rear of the adjoining property.

Location

Occupying an enviable position in this much sought after conservation area being a short stroll from the vibrant neighboring community of Coleham with excellent facilities including school, cafe culture, restaurant/public houses, independent stores and riverside walks through to the Town Centre.

Living Room 14' 6" x 12' 8" (4.42m x 3.86m)

Inner hallway

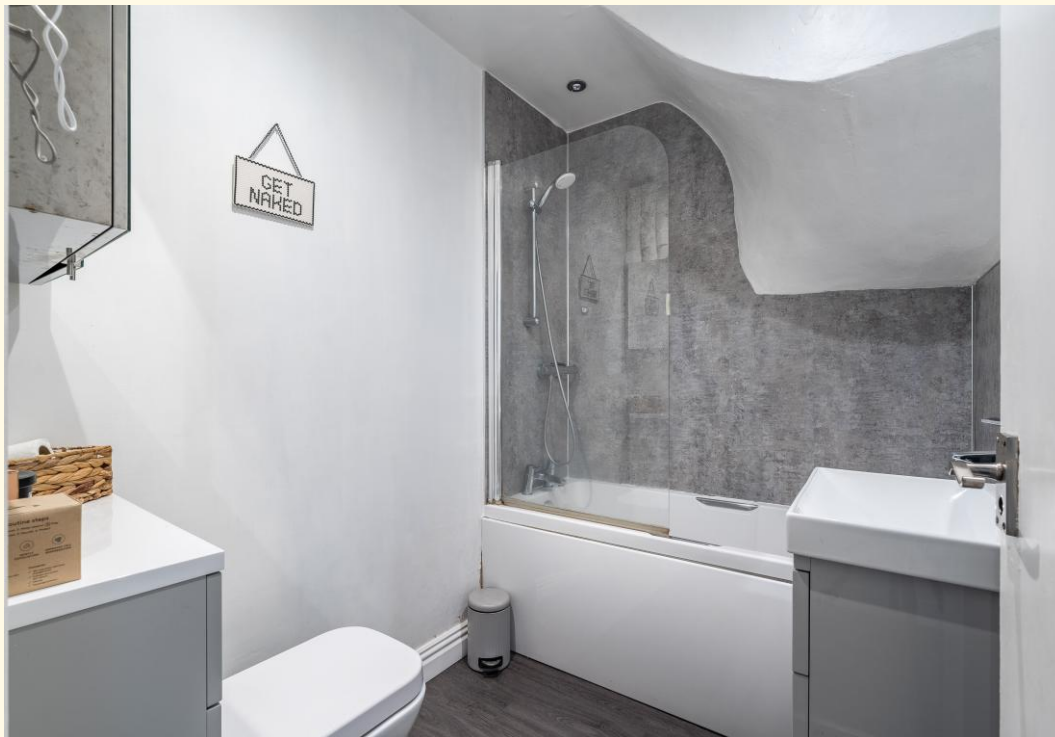
Kitchen 13' 2" x 5' 9" (4.01m x 1.75m)

Family Bathroom 7' 2" x 5' 10" (2.18m x 1.78m)

From living room original pine paneled door to enclosed staircase which leads to landing, access to loft and airing cupboard.

Bedroom One 14' 1" x 11' 10" (4.29m x 3.61m)

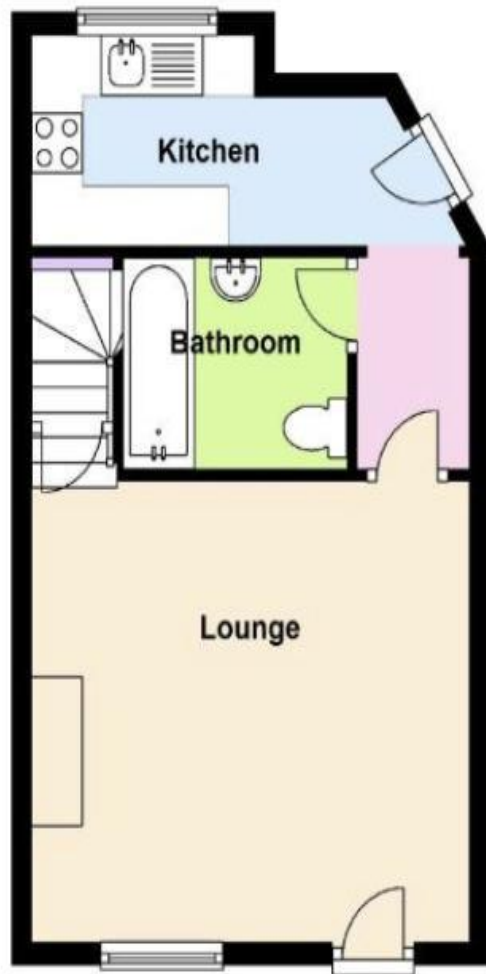
Bedroom Two 8' 8" x 6' 4" (2.64m x 1.93m)





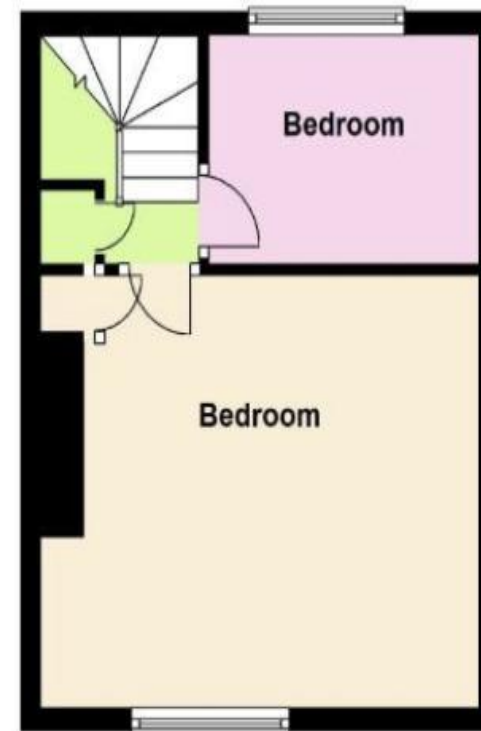
Ground Floor

Approx. 31.0 sq. metres (333.9 sq. feet)



First Floor

Approx. 24.2 sq. metres (260.9 sq. feet)



Total area: approx. 55.3 sq. metres (594.8 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.



46a Mardol, Shrewsbury, Shropshire SY1 1PP

Tel: 01743 297000

www.spencerjakeman.com



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

S917 Printed by Ravensworth Tel: 01670 713330