



**Zaza Johnson & Bath**  
Estate Agents

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## **6 Peace Cottages, Old Coleham, Shrewsbury, Shropshire, SY3 7BT**

**£190,000**

A much loved 3 bedroom mid terraced house in a convenient location, convenient for the town centre. The property offers accommodation on three floors including:  
Living Room, spacious Dining Room opening into Kitchen, Rear Porch, Wet Room,  
2 First Floor Bedrooms, large Loft Bedroom, GCH, DG,  
enclosed Rear Garden, potential for off road parking. No upward chain.



## 6 Peace Cottages, Old Coleham, Shrewsbury, Shropshire, SY3 7BT

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

### Accommodation comprises

Wooden entrance door with bullion glass inset.

**Living Room** 12' 11" x 12' 1" (3.93m x 3.68m)  
max

Fitted gas fire with ornamental hearth, double radiator, sash window to the front.

**Dining Room** 11' 8" max x 11' 1" (3.55m x 3.38m)

Double radiator, under stairs storage cupboard, wide square opening to Kitchen, staircase leads to First Floor Landing.

**Kitchen** 12' 0" x 4' 7" (3.65m x 1.40m)

Fitted with white fronted base and eye level units, wood effect laminate work tops, inset 1 1/2 bowl sink unit, tiled surround to work areas, window to the rear, radiator.

### Rear Porch/Utility

Plumbing for washing machine, window to the rear, door to rear garden.

### Inner Lobby

### Wet Room

Non-slip flooring, fully tiled to 2 walls, wall mounted electric shower unit, wash basin, WC, radiator.

### First Floor Landing

**Bedroom 1** 12' 3" max x 11' 8" (3.73m x 3.55m)

Radiator, sash window to the front.

**Bedroom 2** 12' 6" x 8' 8" max (3.81m x 2.64m)

Radiator, built in airing cupboard housing Vailant gas fired combination central heating boiler, sash window to the rear. Door to staircase with sash window to the rear and providing access to Loft Room.

**Loft Room** 12' 11" x 12' 2" max (3.93m x 3.71m)

Dormer window to the front, radiator.

### Outside - Front

Attractive front garden with low brick wall around, variety of shrub beds and pathway to entrance door.

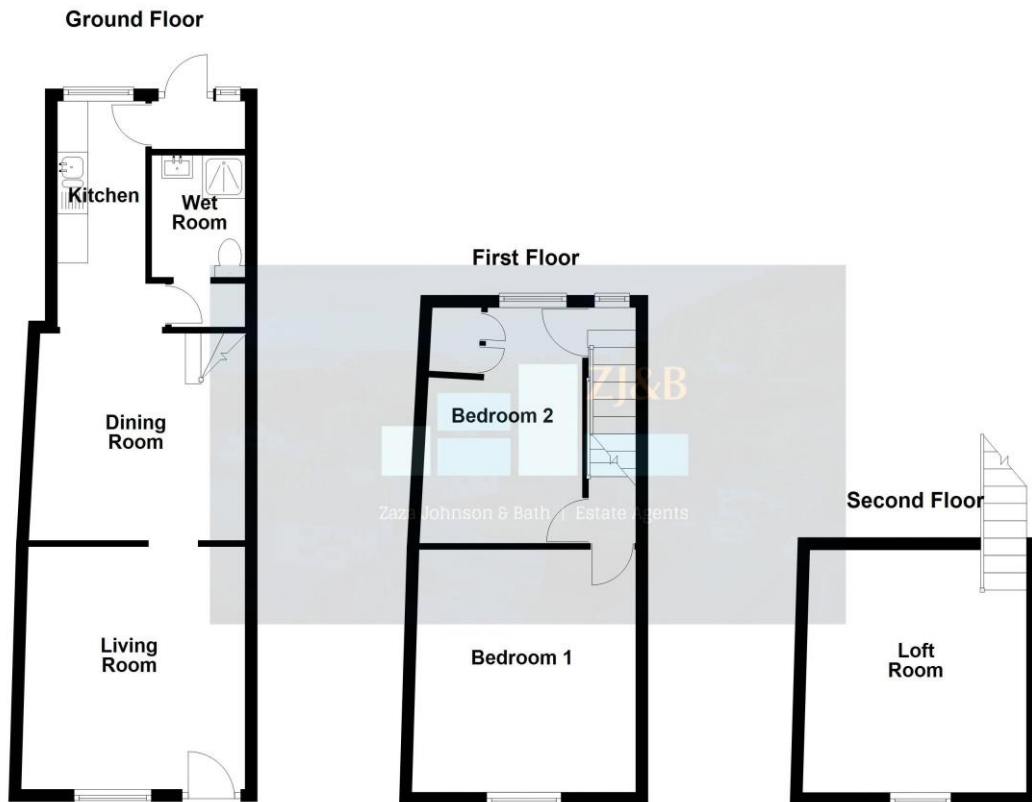
### Rear Garden

Enclosed by high level timber fencing with concrete posts. Variety of patios, timber shed, gated access to the lane at the rear of the property and potential for off road parking.

### Council Tax Band B

**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.

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



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

### 6 Peace Cottages, Shrewsbury

## FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)			
6 Peace Cottages Old Coleham SHREWSBURY SY3 7ST	Energy rating	Valid until: 20 May 2034	
	D	Certificate number:	3034-1225-8300-0010-8225
Property type		Mid-terrace house	
Total floor area		86 square metres	
<b>Rules on letting this property</b> Properties can be let if they have an energy rating from A to E. You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="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</a> ).			
<b>Energy rating and score</b> This property's energy rating is D. It has the potential to be B. <a href="#">See how to improve this property's energy efficiency.</a>		The graph shows this property's current and potential energy rating. <b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60	

Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-60	C		
55-44	D	← 40 D	
39-34	E		
21-18	F		
1-10	G		





### **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 will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **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**