

13 Peace Cottages Old Coleham, Shrewsbury, Shropshire,
SY3 7BT

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £215,000

Viewing: strictly by appointment
through the agent

Offered for sale with NO UPWARD CHAIN, this deceptively spacious, well-presented and attractive three-storey, two double bedroom period end-terrace townhouse occupies a highly convenient and sought-after residential location. The property is ideally situated within easy reach of an excellent range of local amenities and enjoys access to picturesque riverside walks through the Quarry Park, which in turn lead directly to the historic medieval town centre of Shrewsbury. Offering character, generous accommodation and a prime location, this appealing home is expected to attract strong interest from a variety of buyers. Early viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Lounge with attractive feature exposed chimney breast, re-fitted kitchen / breakfast room, rear lobby, first floor landing, double bedroom, re-fitted bathroom, second floor double bedroom, low maintenance front and rear courtyard, driveway providing off-street parking (This area could be used as further outside space if required), part double glazing, gas fire central heating, NO UPWARD CHAIN and viewing is recommended.

The accommodation in greater detail comprises:

Canopy over part glazed wooden entrance door gives access to:

Lounge

12'8 x 11'11

Having double glazed window to front, wood effect flooring, feature exposed brick chimney breast with exposed brick arched to side with fitted shelving and wall hung contemporary radiator. Wooden panel door from lounge gives access to:

Kitchen / breakfast room

12'0 x 10'11

Comprises: Replaced eye level and base units with built-in cupboards and drawers, integrated Siemens oven, four ring stainless steel gas hob with Siemens cooker canopy over, fitted worktops with inset circular stainless steel sink with matching drainer to side and mixer tap over, space for further appliances, riled floor, breakfast bar, radiator, sealed unit double glazed window to rear, tiled splash surround, glass display cabinet. Wooden panel door from kitchen/breakfast room gives access to:

Rear lobby

7'7 x 2'10

Having part glazed wooden door giving access to rear of property, glazed window to rear, wooden worktop, tiled floor and wall mounted shelving.

From kitchen / breakfast room exposed staircase gives access to:

First floor landing

Having double glazed window to side and airing cupboard with hot water tank cylinder unit. Wooden panel door from first floor landing give access to bedroom and re-fitted bathroom.

Bedroom two

12'0 x 11'10

Having double glazed window to front, period style fireplace and radiator.

Re-fitted bathroom

Having a three piece white suite comprising: Panel bath with drench shower over plus wall mounted mixer shower, low flush wc, pedestal wash hand basin, vinyl period style floor covering, shelved linen store cupboard, glazed window to side and antique style radiator with fitted towel rail.

Wooden panel door from first floor landing gives access to staircase which rises to:

Bedroom one

14'6 x 11'11

Having UPVC double glazed window to front, radiator, wall mounted Worcester gas fire central heating boiler, eaves storage cupboard and exposed wooden flooring.

Outside

To the front of the property there is a low maintenance stone section screened from the pedestrian pathway by low rise brick walling and wrought iron railings. Brick paved pathway with steps then lead to front entrance door of property. To the side of the property twin timber gates lead to a driveway providing off-street parking (This area could be used as further garden space if required), timber garden shed, low maintenance stone section, brick paved pathway then leads to rear low maintenance courtyard of the property having brick paved patio, stone sections and this area is enclosed to two sides by walling/timber fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients 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.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS



Total area: approx. 76.6 sq. metres (825.0 sq. feet)

For illustrative purposes only. Not to scale.
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.