



2 Broome Place, Coton Hill, Shrewsbury, Shropshire, SY1 2DS

www.hbshrop.co.uk



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Offers In The Region Of £165,000

Viewing: strictly by appointment through the agent

Occupying a secluded position, situated on the fringe of the medieval town Centre of Shrewsbury, This is a deceptively spacious, improved and attractive two double bedroom period mid terrace house. The property is within striking distance of the Shrewsbury railway station and bus station and excellent variety of major and independent amenities, yet is easily accessible to the Shrewsbury bypass linking up to the M54 motorway network. This property will appeal to a number of buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Lounge, modern refitted kitchen/diner, rear lobby/laundry area, inner hallway, first floor landing, two double bedrooms, refitted bathroom, low maintenance front garden, easy to maintain rear enclosed courtyard, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Entrance door gives access to:

Lounge

13'0" x 11'11"

Having UPVC double glazed window to front, radiator, contemporary fire, wood effect flooring, coving to ceiling, understairs storage cupboard.

From lounge door gives access to:

Refitted kitchen/diner

15'9" x 7'11"

having a range of replaced eye level and base units with built-in cupboards and drawers, built-in oven, four ring gas hob with cooker canopy over, integrated fridge freezer, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, UPVC double glazed window to rear, wood effect flooring.

Arch from kitchen/diner gives access to:

Rear lobby / laundry area

6'8" x 4'6"

Having wall-mounted gas fired central heating boiler, space for appliances, part glazed door giving access to rear enclosed courtyard.

Door from lounge gives access to:

Inner hallway

From inner hallway stairs rise to:

First floor landing

Having loft access. Doors from first floor landing give access to both double bedrooms and refitted bathroom.

Bedroom one

12'8" x 10'1"

Having UPVC double glazed window to front, radiator, period style fireplace, built-in store cupboard / wardrobe.

Bedroom two:

9'10" x 7'7"

Having UPVC double glazed window to rear, radiator, coving to ceiling.

Refitted bathroom

7'8" x 6'10"

Having a modern three piece suite comprising: panel bath with electric shower over, glazed shower screen to side, low flush WC, wash hand basin, airing cupboard with water tank cylinder unit, radiator, double glazed window to rear, vinyl floor covering, recessed spotlights to ceiling.

Outside

To the front of the property there is an enclosed easy to maintain brick paved area. To the rear there is an enclosed paved patio courtyard with outside lighting point and gated pedestrian access.

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 A

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 fee 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

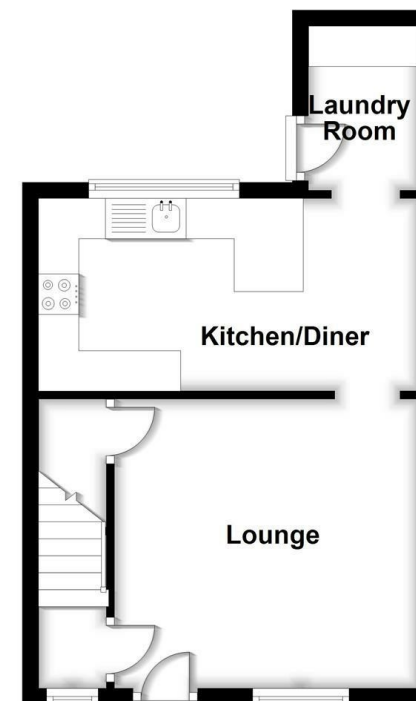
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON
COMPLETION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

Ground Floor



First Floor

