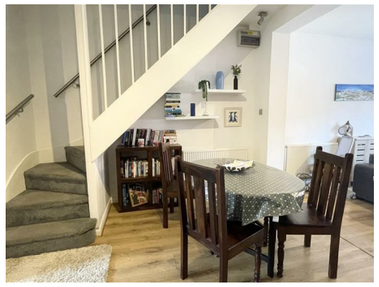
HOLLAND BROADBRIDGE










The Property Ombudsman

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HOLLAND BROADBRIDGE

10 Peace Cottages, Coleham, Shrewsbury, Shropshire, SY3 7BT

www.hbshrop.co.uk



## Offers In The Region Of £225,000

Viewing: strictly by appointment through the agent

**Holland Broadbridge**
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

# 10 Peace Cottages, Coleham, Shrewsbury, Shropshire, SY3 7BT

Offers In The Region Of

## £225,000

An attractive and deceptively spacious three storey two double bedroom period mid terrace house, offering well proportioned and appealing living accommodation throughout, The property is within striking distance of an excellent variety of local amentias and with walking distance of tranquil riverside walks leading to the quarry park and medieval town centre of Shrewsbury. This property will be of interest to a number of buyers and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Attractive lounge. dining area, modern refitted kitchen/breakfast room, first floor landing having double bedroom and stylish refitted bathroom, second floor landing having further double bedroom with feature exposed beams to ceiling, low maintenance front and rear enclosed gardens, useful off street parking, double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Canopy over part glazed wooden entrance door gives access to:

**Lounge**
12'10" x 11'11"
Having contemporary wall mounted stone effect electric fire, glazed sash window to front, radiator, wood effect flooring. Square arch from lounge gives access to:

**Dining Room**
11'11" x 10'8"
Having wood effect flooring, radiator. Arch from dining room gives access to:

**Modern Kitchen / Breakfast Room**
11'9" x 9'2"
Having eye-level and base units with built in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, breakfast bar, wood effect flooring, tiled splash surrounds, corner display unit, wine rack, two glazed windows to rear, part glazed door giving access to rear gardens, radiator, wall mounted stainless steel cooker canopy.

From dining room stairs rise to:

**First Floor Landing**
Having radiator and doors giving access to bedroom and re-fitted bathroom.

**Bedroom One**
12'1" x 11'11"
Having glazed sash window to front, period fireplace, radiator.

**Re-fitted Bathroom**
Having a three piece white suite comprising: P-shaped panel bath with drench shower over, plus hand held shower attachment off, glazed shower screen to side, pedestal wash hand basin, low flush wc, wall mounted Valliant gas fired central heating boiler, glazed sash window to rear, vinyl floor covering, wall mounted extractor fan, heated chrome-style towel rail, linen store cupboard.

Door from first floor landing gives access to staircase which rises to:

**Bedroom Two**
15'4" x 12'0"
Having upvc double glazed window to front, exposed beams to ceiling, radiator. Door leading to under eaves storage cupboard.

**Outside**
To the front of the property there is a low maintenance paved frontage with low rise brick walling screening the pedestrian pathway. To the rear there is a low maintenance paved patio area with gated pedestrian access leading to an area which provides off-street parking for the property. The vendor informs us that there is a legal right of way to the rear of the property for vehicular access. ( Any prospective purchasers need to make their own enquires and satisfy themselves with this access with their solicitor).

**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.

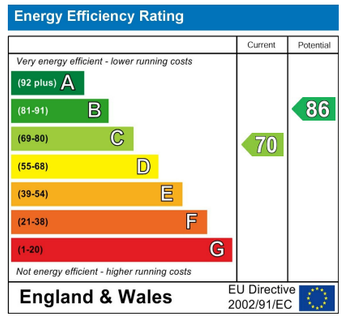
**COUNCIL TAX BAND B**

**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.

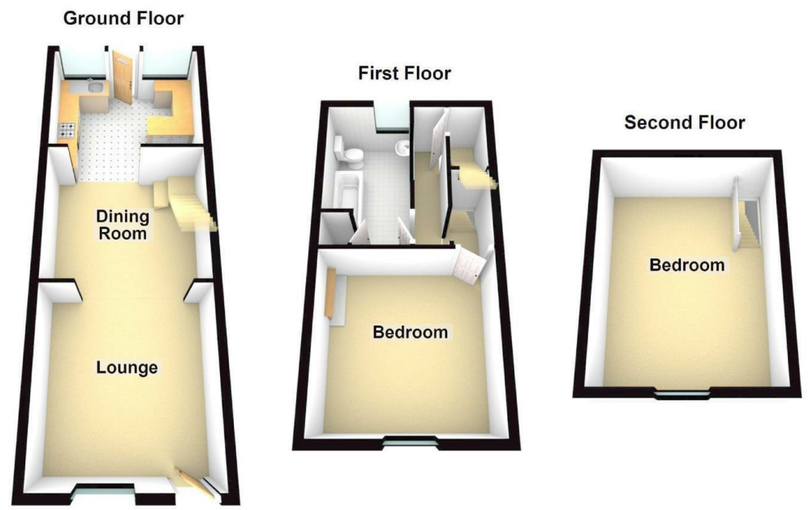
**Mortgage Services**
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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




## FLOORPLANS




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