

30 Longden Coleham, Coleham, Shrewsbury, Shropshire,
SY3 7DE

www.hbshrop.co.uk



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A deceptively spacious, improved and well presented three storey, four bedroom mid terrace town house, offering versatile and generously proportioned accommodation over three floors. The property provides an excellent balance of comfort family living and practical modern space with four bedrooms making it an ideal home for a growing families, those working from home or someone simply looking for additional flexibility. Coleham is highly regarded residential location having a distinctive village like atmosphere combining a friendly community with an excellent selection of independent shops, cafes, public houses, restaurants and everyday amenities. One of the areas greatest attractions is its proximity to the River Severn and beautifully surrounding riverside walks while the pedestrian Greyfriars bridge provides an attractive and convenient route into the medieval town centre of Shrewsbury. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, entrance hallway, useful store room, cloakroom, kitchen/diner, first floor landing, good size lounge, first floor bedroom, refitted bathroom, second floor landing having three further bedrooms, low maintenance rear enclosed gardens, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Storm porch with double glazed entrance with UPVC double glazed window to side gives access to:

Entrance hallway

Having wood effect laminate flooring, radiator, wall mounted thermostat heating control panel

Door from entrance hallway gives access to:

Useful store room

6'1 x 5'9

Having UPVC double glazed windows to front.

Door from entrance hallway gives access to:

Cloakroom

Having high flush WC, viny tiled effect floor covering, radiator, UPVC double glazed window to side.

Wooden framed glazed door from entrance hallway gives access to:

Kitchen/diner

14'6 x 10'7

The kitchen area comprises: Modern eye level and base units with built-in cupboards and drawers, space for appliances, non slip floor covering, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, wall mounted stainless steel cooker canopy over, UPVC double glazed window to rear. The dining area comprises: double glazed door giving access to the property's rear garden with UPVC double glazed window to side, wood effect laminate flooring, eye level and base units, fitted worktop, radiator.

From entrance hallway stairs rise to:

First floor landing

From first floor landing access is then given to: Lounge and bedroom.

Lounge

14'6 x 11'10

Having two UPVC double glazed windows to rear, radiator, dado rail.

Bedroom

8'9 x 8'8

Having UPVC double glazed window to front, radiator, interconnecting to first floor landing.

From lounge door gives access to:

First floor landing

Having radiator. Door from first floor landing then gives access to:

Refitted bathroom

Having a three piece white suite comprising; P shaped panel bath with wall mounted mixer shower, curved shoe screen to side, wash hand basin with mixer tap over, low flush WC, part tiled to walls, wood effect laminate flooring, UPVC double glazed windows to front, heated chrome style towel rail.

From first floor landing stairs rise to:

Second floor landing

Having doors giving access to: Three further bedrooms.

Bedroom

14'7 x 8'8

Having two UPVC double glazed windows to front, fitted wardrobe with mirror fronted shelved store cupboard to side and storage cupboard below, radiator.

Bedroom

11'11 max reducing down to 8'7 x 6'7

Having UPVC double glazed window to rear, radiator, large walk-in store cupboard housing Valliant gas fired central heating boiler and loft access, additional over stairs linen store cupboard.

Bedroom

8'11 x 7'8

Having UPVC double glazed window to rear, radiator.

Outside

The rear gardens of the property offer low maintenance and comprise: Decked area with timber pergola, paved patio and sun terrace, mature shrubs, plants and bushes, timber garden shed, gated rear pedestrian access. The rear gardens are enclosed by 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 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.

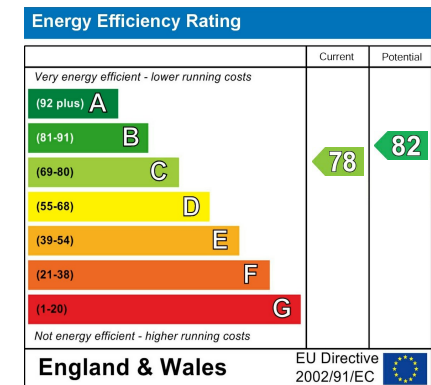
Disclaimer

Any areas / measurements are approximate only and

have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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



FLOORPLANS



Total area: approx. 96.8 sq. metres (1042.2 sq. feet)

For illustrative purposes only. Not to scale.
Prepared by Shropshire Property Professionals
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Plan produced using PlanUp.