

# 12 Coracle Close Shrewsbury SY1 4SQ



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £260,000**

## The features

- ENVIABLE CUL DE SAC LOCATION
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- KITCHEN/DINING ROOM WITH OVEN AND HOB
- 2 FURTHER BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED
- EDGE OF TOWN AND PERFECT FOR COMMUTERS
- HALL WITH CLOAKROOM, GOOD SIZED LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- ALLOCATED PARKING AND ENCLOSED REAR GARDEN
- EPC RATING B



\*\*\* PERFECT FOR FIRST TIME BUYER \*\*\*

An excellent opportunity to purchase this attractive 3 bedroom home in a cul de sac location – ideal for a first time buyer or growing family.

Set on the Northern edge of the Town, perfect for commuters with ease of access to the A5/M54 motorway network. There are excellent amenities on hand including schools, supermarkets, doctors and impressive recreational facilities.

The accommodation briefly comprises Entrance Hall with Cloakroom, good sized Lounge, Kitchen/ Dining Room with oven and hob, Principal Bedroom with en suite, 2 further Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, allocated parking and generous enclosed Rear Garden.

Viewing highly recommended.

## Property details

### LOCATION

Set on the Northern edge of the Town, perfect for commuters with ease of access to the A5/M54 motorway network. There are excellent amenities on hand including schools, supermarkets, doctors and impressive recreational facilities.

### ENTRANCE HALL

Covered entrance with door to Entrance Hall, radiator.

### CLOAKROOM

with WC and wash hand basin, radiator.

### LOUNGE

having window to front, feature wood panelling to one wall, media point, radiator. Useful under stairs storage cupboard.

### KITCHEN/DINING ROOM

Dining Area having double opening French doors leading onto the garden, radiator.

The Kitchen is fitted with range of cream fronted high gloss units incorporating single drainer sink set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having space beneath for washing machine, inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units, space for fridge freezer, tiled floor throughout.

### FIRST FLOOR LANDING

Staircase leads to the First Floor Landing off which lead

### PRINCIPAL BEDROOM

with window to the front, feature wood panelling to one wall, fitted mirror fronted wardrobes, radiator.

### EN SUITE SHOWER ROOM

With suite comprising fully tiled shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### BEDROOM 2

with window to the rear, radiator.

### BEDROOM 3

with window to the rear, radiator.

### BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### OUTSIDE

The property occupies an enviable courtyard location approached over paved pathway with well stocked shrub bed. Allocated parking.

The Rear Garden is of a good size with large paved sun terrace, garden laid to lawn and barked area to the rear, enclosed with wooden fencing and offering a good level of privacy.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

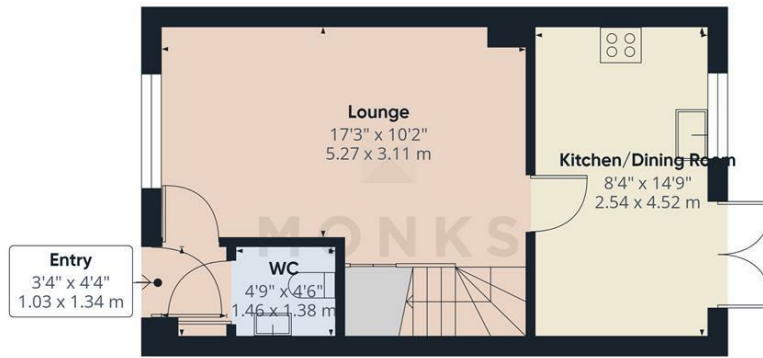
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



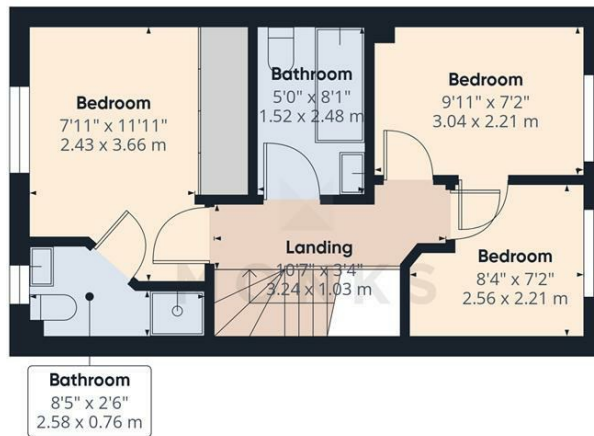
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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
724 ft<sup>2</sup>  
67.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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## Get in touch

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## Shrewsbury office


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## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.