

17 Coldridge Drive Shrewsbury SY1 3YT



2 Bedroom House - Terraced
Offers In The Region Of £175,000

The features

- ENVIABLE CUL DE SAC LOCATION
- 2 BEDROOM MEWS HOME
- 2 BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- NO UPWARD CHAIN
- PERFECT FOR FIRST TIME BUYER
- LOUNGE/DINING ROOM, KITCHEN
- 2 ALLOCATED PARKING SPACES
- VIEWING RECOMMENDED
- EPC RATING C



***** TWO BEDROOM MEWS HOUSE - NO UPWARD CHAIN *****

An excellent opportunity to purchase this 2 bedroom home, perfect for a first time buyer or investor and offered for sale with no upward chain.

Occupying an enviable position in the heart of this sought after development with lovely walks on the doorstep and being a short pleasant stroll from the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance, Lounge/Dining Room, Kitchen, 2 Bedrooms and Bathroom.

The property has the benefit of gas central heating, parking and enclosed rear garden.

No upward chain and viewing recommended.

Property details

LOCATION

Occupying an enviable position in the heart of this sought after development with lovely walks on the doorstep and being a short pleasant stroll from the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

RECEPTION HALL

Covered entrance with door opening to Reception area.

LOUNGE/DINING ROOM

A through room with window to the front and patio doors to the garden, media point, radiators.

KITCHEN

Fitted with range of cream wooden fronted units incorporating single drainer sink set into base cupboard, further range of cupboards and drawers with work surfaces over and having space for washing machine and fridge/freezer. Inset 4 ring hob with oven and grill beneath and extractor hood over, tiled surrounds and wall mounted units, window to the rear.

FIRST FLOOR LANDING

From the Reception staircase leads to the Landing

BEDROOM 1

A generous double room with two windows to the front, built in storage cupboard and Airing Cupboard, radiator.

BEDROOM 2

with window to the rear, radiator.

BATHROOM

with suite comprising shaped panelled bath with mixer taps and shower attachment, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

To the front is a garden area which is laid to shrubs. Side pedestrian access to the enclosed REAR GARDEN which has been laid for ease of maintenance to paved sun terrace and large gravelled area with inset specimen bush. Timber garden storage and enclosed with fencing. One allocated parking space.

SERVICES

We are advised that all main services are connected.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would

recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - 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](https://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

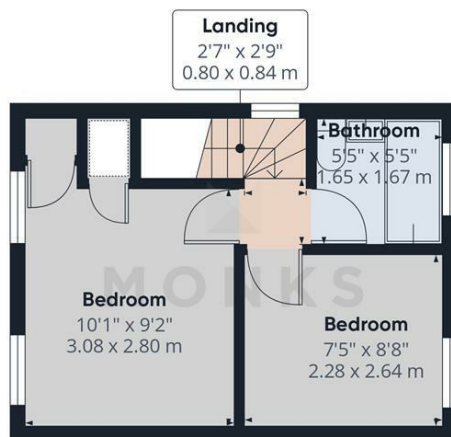
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Floor 0



Floor 1



Approximate total area[®]
451 ft²
41.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

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