Roger Parry & Partners

7 Hammonds Terrace Coton Hill, Shrewsbury, SY1 2EA

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Offers In The Region Of £187,500

This charming and attractive two bedroom victorian terraced townhouse is approached through a pretty archway and set in a secluded south facing courtyard in a row of eight properties.

The property is a short walk to the nearby historic town centre, providing excellent amenities including the Shrewsbury railway station, Theatre Severn, a range of fashionable bars and restaurants and the ever popular Quarry Park and Dingle Gardens, access to the M54 motorway link is a short drive along the A528 (Ellesmere Road).

Sitting Room
Fireplace recess housing a log burner set on a tiled hearth, tiled flooring and window overlooking the courtyard.

Kitchen
Well appointed and fitted with a range of matching modern base units with worksurfaces over, inset sink unit, built in single oven with electric hob and extractor hood over. Space and plumbing for washing machine, window and door to rear.

STAIRCASE rising to FIRST FLOOR LANDING with radiator.

Bathroom
Neatly appointed with a modern white suite with panelled bath, pedestal wash hand basin, wc. Tiled surround and window to rear.

Bedroom
With built in wardrobe, radiator and window to front.

From first floor landing STAIRCASE rises to SECOND FLOOR accommodation.

Study area
With gas central heating boiler and window to rear. Door into

Bedroom One
With radiator, built in wardrobe and window to front.

Outside
There is a charming and secluded south facing courtyard approached via an archway from Coton Hill.

General Notes
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 9 Mbps & Superfast 10000 Mbps. Mobile Service: Good in-home and outdoor. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)

Ground floor

Floor 1

Floor 2

Approximate total area(1)

573 ft²
53.4 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

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General Services:

Local Authority: Shropshire Council
Council Tax Band: B
EPC Rating: D
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.