



SAMUEL WOOD

9 Coracle Close, Shrewsbury, Shropshire, SY1 4SQ

Offers In The Region Of £250,000



# 9 Coracle Close

Shrewsbury, Shropshire, SY1 4SQ



- Beautifully Presented Family Home
- Generous Garden & Driveway Parking
- Contemporary Kitchen
- Three Well Proportioned Bedrooms
- Gas Central Heating
- End of Cul-De-Sac Location
- Spacious Reception Room
- Ample Storage Throughout
- Family Bathroom
- EPC Rating B

Samuel Wood is delighted to offer for sale this beautifully presented family home on Coracle Close in Shrewsbury, being offered for sale with NO UPWARD CHAIN with vacant possession. Occupying a desirable cul-de-sac location this three bedroom semi detached home provides a well designed layout with spacious contemporary living spaces, all complemented by a generous garden and private driveway. Viewing is highly recommended by the selling agent.

9 Coracle Way is a well-presented three-bedroom home offering modern living across two floors. The ground floor entrance hall has a convenient cloakroom and a contemporary kitchen with a front-facing window. The spacious L-shaped living and dining room is fitted with a new carpet and is filled with natural light, thanks to a rear-facing window and French doors that open onto the garden. Additional storage is provided by an understairs cupboard, ensuring a practical and organized living space.

Upstairs, the property boasts three comfortable bedrooms, with the primary bedroom benefiting from large mirror-fronted wardrobes for ample storage. The family bathroom is fitted with a white suite plus a walk-in shower enclosure, providing a clean and modern feel. Each bedroom offers a bright and airy atmosphere, making this an ideal home for families or professionals seeking a well-balanced layout.

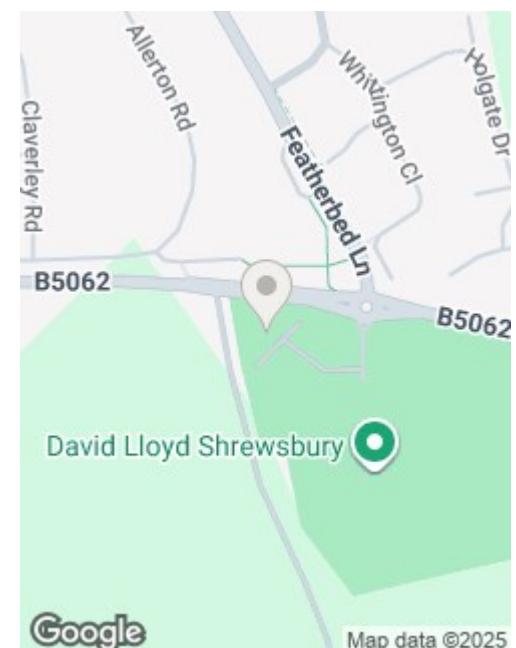
Externally, the home is approached via a two-car driveway with a small lawn area to the side and a pathway leading to the entrance. A gated side access leads to the enclosed rear garden, which features a patio area for outdoor dining, a lawn, raised flower bed and a timber shed for additional storage. Bordered by fencing, the garden provides a private and peaceful retreat, ideal for relaxation or entertaining.







## Directions



Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Up to 1800 Mbps.

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold. Service Charges: £300

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

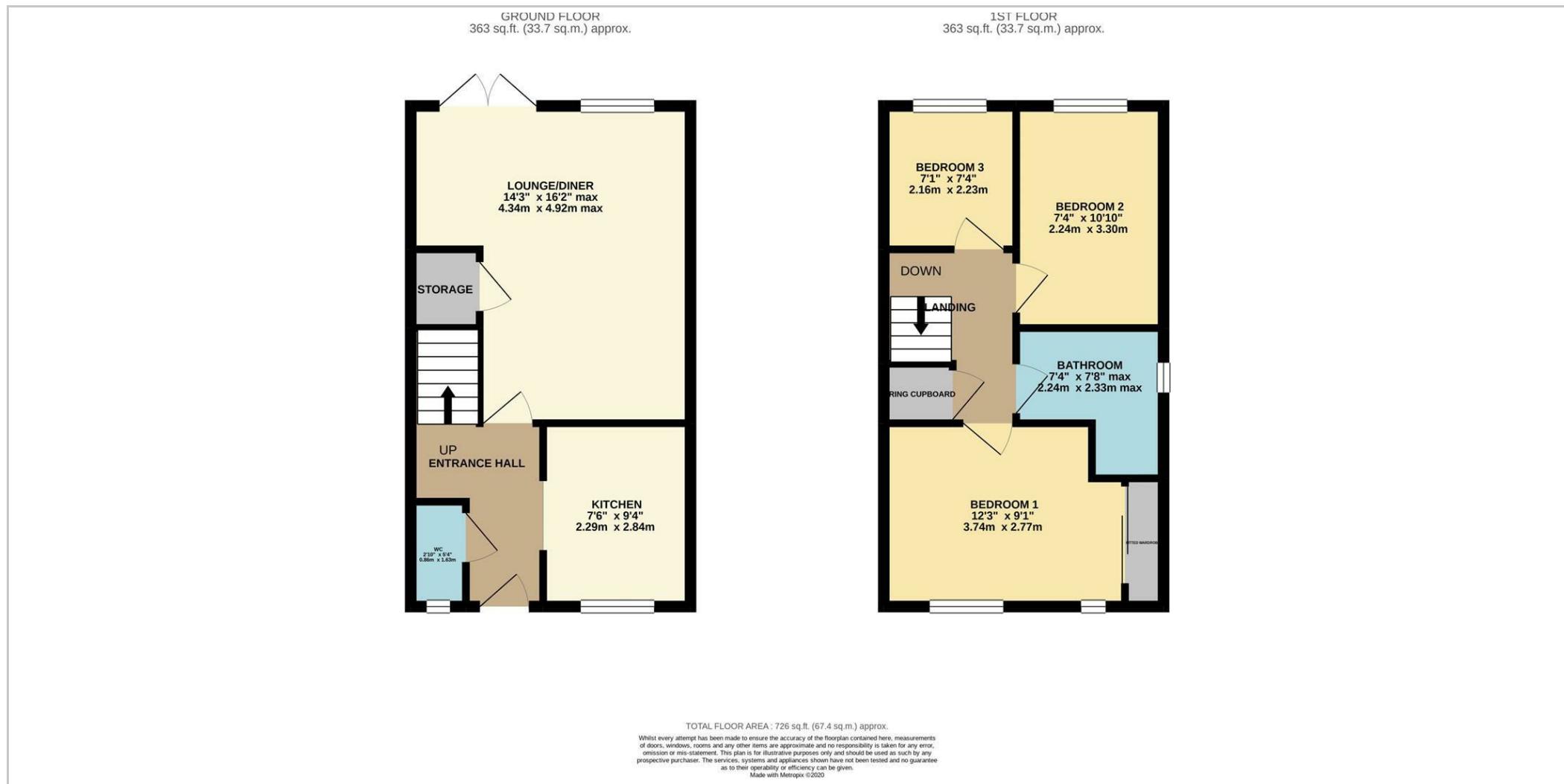
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





## Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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