



35 Coton Crescent, Shrewsbury, SY1 2NZ

Shrewsbury & Country House Sales

MILLER
EVANS



35 Coton Crescent, Shrewsbury, SY1 2NZ

£500,000

Freehold

- An impressive and recently modernised, four bedroom semi-detached family house
- To the ground floor, entrance hall, lounge, snug, kitchen/dining area and access to laundry/cellar and pantry
- To the first floor, main bedroom with en-suite shower room and built-in wardrobe, two further bedrooms and family bathroom
- To the second floor, bedroom 4 and en-suite shower room
- New gas central heating system with Hive Hub control and underfloor heating and insulation to the ground floor
- Neatly kept, enclosed gardens to the front and rear
- Convenient location, in close proximity to excellent town centre amenities including the Shrewsbury Railway Station and Theatre Severn

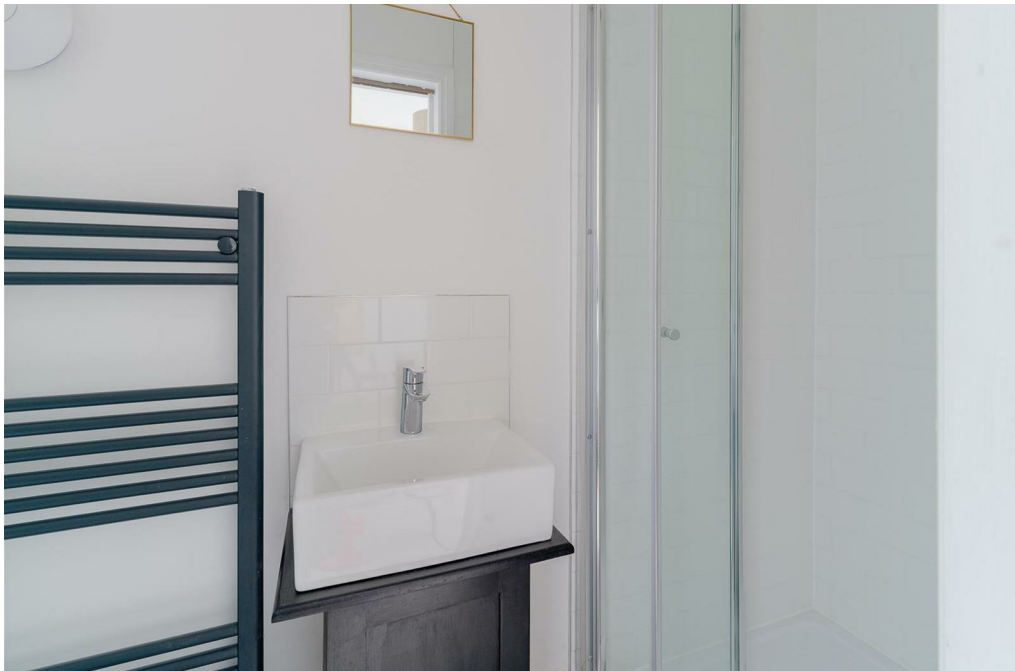


A tastefully and thoughtfully modernised Edwardian semi-detached home. This impressive property has undergone extensive renovation to restore and enhance its original character and aesthetic, whilst seamlessly incorporating contemporary features designed to meet the demands of modern family living. The property is beautifully presented throughout, having been decorated in a sophisticated palette of neutral tones and maintained to an exceptionally high standard. The extensive programme of improvements, undertaken during 2020/2021, included the installation of a brand-new Hive-assisted central heating system, complemented by decorative cast-iron radiators to the ground floor and underfloor heating to the breakfast kitchen. Further significant enhancements include replacement windows to the rear elevation, improved underfloor insulation to the ground floor, and the replastering of all internal walls, with insulation added wherever practicable.

The accommodation briefly comprises: to the ground floor: entrance hall, lounge, snug/formal dining room and kitchen with dining area. To the first floor: main bedroom with en-suite shower room, two further bedrooms and family bathroom. To the second floor: bedroom 4 with en-suite shower room. The lower ground floor houses a generous laundry/cellar and walk-in pantry. Beautifully maintained gardens.







ENTRANCE HALL

From the entrance hall, STAIRCASE descends to a LOWER GROUND FLOOR:

LAUNDRY/CELLAR

11'0" x 9'9"

PANTRY

7'1" x 3'10"

LOUNGE

14'3" x 11'8"

A pleasant room with an Ecodesign multi fuel wood-burning stove and a large bay window with plantation shutters

SNUG (OR FORMAL DINING ROOM)

12'10" x 10'4"

With French doors opening onto the garden

KITCHEN / DINING AREA

16'10" x 9'10"

Neatly appointed with attractive cabinetry and onyx counter tops

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

13'6" x 11'4"



EN-SUITE SHOWER ROOM

Walk-in Grohe rain shower, wash hand basin and low flush wc

BEDROOM 2

12'10" x 10'0"

BEDROOM 3

11'3" x 9'10"

FAMILY BATHROOM

Panelled bath, Grohe rain shower, wash hand basin and low flush wc

From the first floor landing, STAIRCASE rises to the SECOND FLOOR

BEDROOM 4

13'11" x 13'5"

EN-SUITE SHOWER ROOM

Walk-in Grohe rain shower wash hand basin and low flush wc

GARDENS & GROUNDS



Externally, the property is set back from the crescent behind an attractive ornamental wall, surmounted with a wrought-iron balustrade, incorporating a gated entrance that leads to the formal reception area. The neatly maintained gravelled forecourt is complemented by thoughtfully positioned inset planting, creating an attractive and welcoming approach to the house.

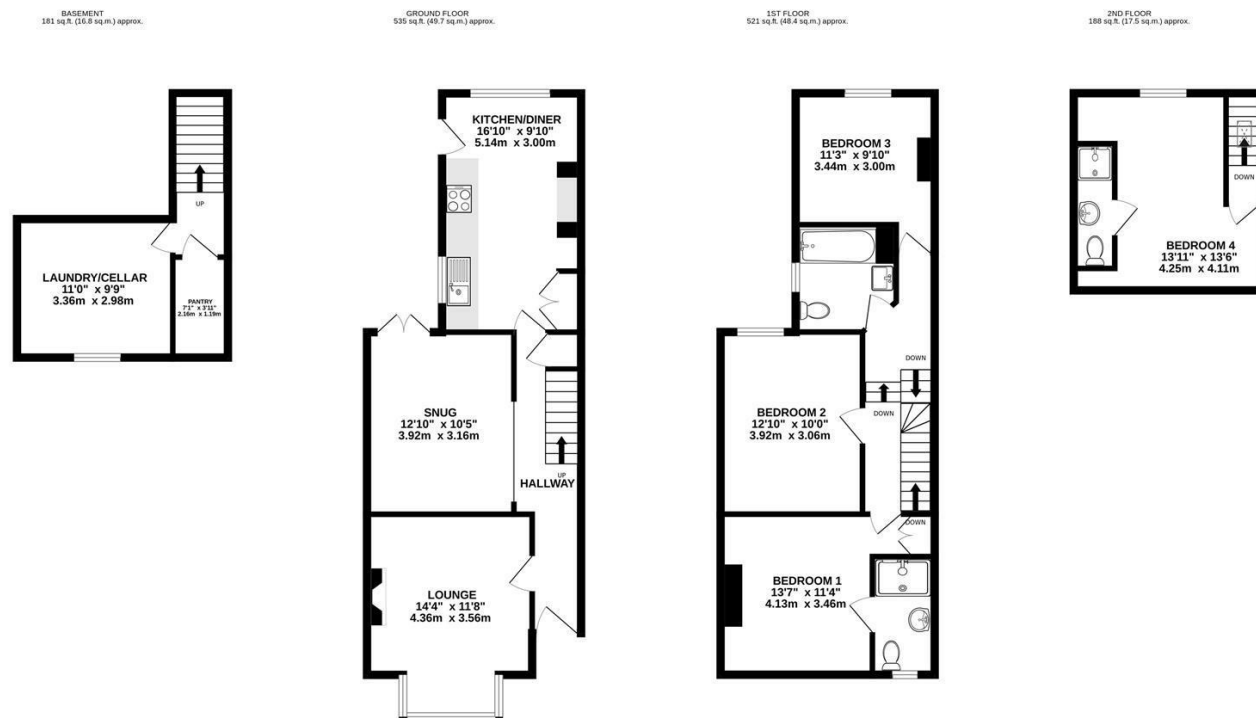
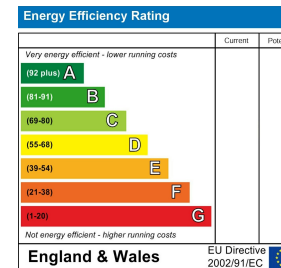
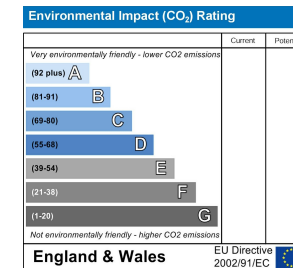
To the rear, gated access leads to a beautifully maintained garden, predominantly laid to lawn and enclosed by well-kept boundary fencing, affording a good degree of privacy. A mature laurel hedge screens a further gravelled terrace and seating area, providing an ideal setting for outdoor entertaining, barbecues and alfresco dining.

Improvements to the property include:

- Back to brick renovation in 2020/21
- New heating system with all new radiators throughout controlled with Hive Hub. Cast iron radiators on ground floor
- Wet underfloor heating in kitchen
- All new windows and doors at the back
- Fitted wooden shutters added to bay window in living room (2024)
- Main bathroom extended and refitted with Grohe rainshower
- Two ensembles added, main bedroom (with Grohe rain shower) and attic bedroom
- Underfloor insulation on groundfloor
- All walls replastered and insulated where possible
- Tanked basement with sump pump for washing machine
- Coving repaired and reinstated where missing
- Ecodesign Ready Multi Fuel Wood Burning Stove installed
- Fitted wardrobe built in main bedroom (2025)

HOW TO GET THERE

Proceed out of Shrewsbury along the Smithfield rRad with the River Severn on the left hand side, Continue along Coton Hill and turn left into Berwick Road and after a short distance turn right into Corporation Lane. At the T-junction turn right into Coton Crescent where the property will be found after a further distance on the left hand side.



IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced. This property may be subject to additional management charges.

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SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

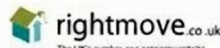
Council Tax Band : D

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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