



3 Coracle Way, The Old Meadow, Shrewsbury, SY2 6AT

Shrewsbury & Country House Sales

MILLER
EVANS



3 Coracle Way, The Old Meadow, Shrewsbury,
SY2 6AT

£475,000

Freehold

- Immaculately presented townhouse
- Accommodation arranged over three floors
- Kitchen/dining room with access to courtyard garden
- Living room with Balcony enjoying views towards River Severn
- Master bedroom with rear balcony and en suite shower room
- Second bedroom with en suite shower room
- Two further bedrooms, bathroom and two cloakrooms
- Single garage and two parking spaces
- Courtyard garden and communal gardens enjoying views over the River Severn
- Secure gated development within walking distance of the town centre



This immaculately presented four bedroom townhouse enjoys fantastic views over the River Severn and provides well planned and well proportioned accommodation briefly comprising; Ground floor; entrance hall, cloakroom and kitchen/dining room with a range of matching wall and base units, providing spacious entertaining space with French doors to rear garden. Living room with balcony, master bedroom with rear balcony and en suite shower room and a further cloakroom to the first floor. Second bedroom with en suite shower room, two further bedrooms and family bathroom to the second floor. Single garage and two car parking spaces. Courtyard garden. The property benefits from double glazing and gas fired central heating.

The property occupies a convenient location on the fringe of Shrewsbury town centre, close to excellent amenities, including fashionable bars and restaurants, boutique style shops, Theatre Severn, Shrewsbury railway station and renowned Quarry Park and Dingle Gardens.







ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

KITCHEN / DINING ROOM

12'1" x 16'4"

French doors opening onto garden area.

STAIRCASE rising from the entrance hall to FIRST FLOOR

LIVING ROOM

12'1" x 16'4"

French doors to Balcony (5'0" x 16'4") enjoying views over River Severn and communal gardens.

BEDROOM 1

15'4" x 16'4"

Built in wardrobes

Double doors to rear Balcony (5'3" x 9'7")

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc



CLOAKROOM

Wash hand basin, wc.

STAIRCASE continues to SECOND FLOOR

BEDROOM 2

12'2" x 10'3"

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 3

13'3" x 8'11"

Built in wardrobes

BEDROOM 4

12'1" x 7'1"

BATHROOM

Panelled bath

Wash hand basin, wc



GARDENS AND GROUNDS

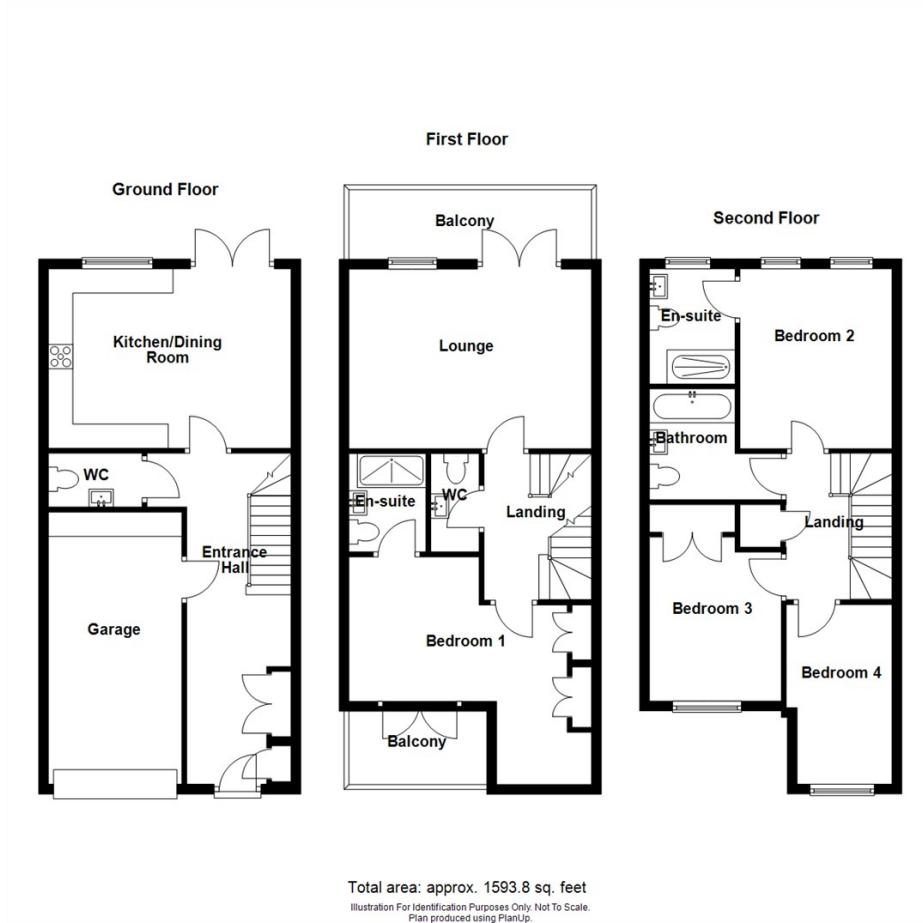
SINGLE GARAGE

The property is approached through a private gated entrance. There are two parking spaces to the front of the property with access to the SINGLE GARAGE.

To the rear of the property is a courtyard garden with floral and shrubbery borders and seating area, leading to the well maintained communal gardens and enjoying views towards the River Severn.

HOW TO GET THERE

The property is best approached out of Shrewsbury over the English Bridge. Turn immediately left into The Old Meadow, gated and secure development. After passing through the gated access, follow the road to the left then to the right, where no 3 will be found on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 (CO ₂) 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	

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.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

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

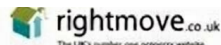
Council Tax Band : D

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

**MILLER
EVANS**

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