



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

4 Hammonds Terrace, Coton Hill, Shrewsbury, SY1 2EA £165,000 Region

To view this property please call us on **01743 236 800** Ref: T7858/SL/KQ

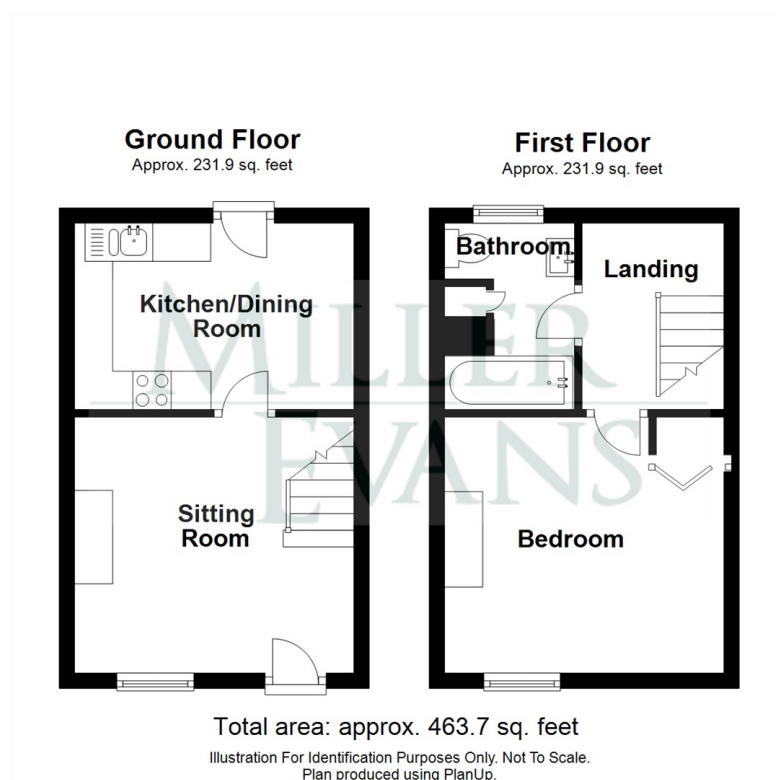
A charming one bedroom terraced cottage, tucked away in a peaceful cobbled courtyard offering a perfect blend of town convenience with privacy and seclusion.

This one bedroom cottage is thoughtfully decorated and presented to an exacting standard. A cosy living room boasts a fireplace with wood burning stove, the kitchen, though compact, is practical and well appointed with a small dining nook, one bedroom with feature fireplace and bathroom. Cobbled courtyard area to the front.

Despite its tranquil setting, the cottage is a short stroll from the nearby town centre, where there are many fashionable bars and restaurants, shops, local amenities, including the Theatre Severn, Quarry Park and Dingle gardens and the Shrewsbury railway station.



FLOOR PLANS



INSIDE THE PROPERTY

SITTING ROOM

11'0" x 12'0" (3.35m x 3.66m)

Fireplace recess housing log burning stove

BREAKFAST KITCHEN

8'0" x 12'0" (2.44m x 3.66m)

Neatly appointed with a range of matching units

Small Dining Nook.

Door to rear passageway

STAIRCASE rising from the sitting room to FIRST FLOOR
LANDING

BEDROOM

11'0" x 12'0" (3.35m x 3.66m)

Fireplace cast iron feature

Window overlooking the courtyard

BATHROOM

Panelled bath with shower over

Wash hand basin, wc

OUTSIDE THE PROPERTY

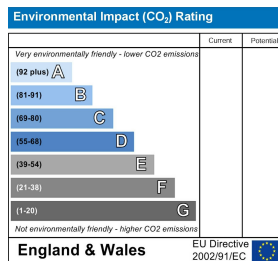
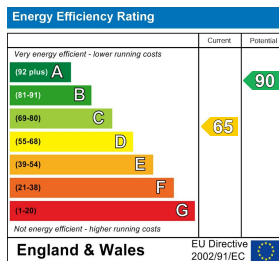
To the rear there is a shared courtyard/passage.

To the front is a delightful cobbled courtyard, which is south facing and provides an attractive setting for the residents.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Smithfield Road. Proceed along Coton Hill. Just before the traffic lights, there are a row of terraced cottages with a central archway and Hammonds Terrace is approached through this archway to an inner cobbled courtyard, where the property will be found.



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: A

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.



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.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones