



## 37, Coton Manor, Berwick Road, Shrewsbury, Shropshire, SY1 2LX

Better Move are proud to offer this stunningly presented two bedroom second floor flat located in the town of Shrewsbury which is situated close to all local amenities such as transport links and shops. This property benefits from full double glazing and gas central heating with a separate garage and briefly comprises of a lounge, kitchen/diner, two bedrooms and a bathroom.

The lounge is light and airy and comprises of carpeted flooring and neutral décor. This room provides ample space for all needed furniture and is a great socialising space. The kitchen of the property is nicely presented with modern work surfaces and cupboards. This room benefits from wooden flooring and neutral décor with tiled splash backs. This room is light and airy thanks to the large exterior window. Bedroom 1 is well-presented with carpeted flooring and neutral décor. This room provides ample space for all needed furniture and benefits from built in sliding wardrobes. Bedroom 2 is tastefully decorated much like the rest of the house with carpeted flooring and neutral décor. This room provides ample space for all bedroom furniture and would make a brilliant child's bedroom of an office/study. Natural light is a large feature with this room along with the built in cupboards for storage. The bathroom for this property benefits from hard wearing flooring and neutral décor and comprises of a WC, wash basin and bath with an overhead shower.

The exterior of the property is nicely presented with well-maintained shared gardens surrounding the property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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