

Approx. Gross Internal Area \*  
1653 Ft<sup>2</sup> - 153.57 M<sup>2</sup>



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

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**Guide price £650,000**

Viewing: strictly by appointment  
through the agent

**Holland Broadbridge**

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For sale by Modern Method of Auction with a starting bid of £650,000.

A rare opportunity has arisen to acquire a beautifully presented four bedroom Georgian town house with the benefit of a private parking space. The location of this property is a particular benefit, being within walking distance of the prestigious Shrewsbury School and Shrewsbury Girls High School. The sale of this property also includes three adjoining apartments. Located in a prime town centre position, within the loop of the River Severn, Number 7 Town Walls offers instantly appealing, comfortable and well maintained family accommodation. The adjoining building (6 Town Walls) is currently three modern apartments, each of which has particularly spacious and individual character. The ground and first floor apartments are both one bedroom with sitting room while the second floor apartment is the more spacious with two bedrooms. The apartments are all presently let on assured shorthold tenancies, producing £16,860 per annum. Town Walls is primarily a residential street within the beautiful conservation area noted for its fine Georgian architecture and is close to bespoke shops, restaurants, cafes and the beautiful Quarry Park with its tranquil riverside walks. Shrewsbury Girls High School is in the immediate vicinity as is the local Convent School; the independent Shrewsbury School lies within walking distance across the river and Prestfelde Preparatory school is less than two miles away. Shrewsbury railway station, easily accessed on foot, has regular services to Wolverhampton and Birmingham (for onward travel to London), Cardiff and Manchester. There is easy access to the M54 and the motorway network to Birmingham and the Midlands and to the North, Chester and Liverpool. Viewing comes highly recommended by the selling agent. The property is offered with no upward chain.

**Auctioneers Comments**

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.2% to a minimum of £6,000 including VAT, which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. (Reservation Fee is in addition to the final negotiated selling price.) I Am Sold Ltd - telephone: 0121 366 0539 or email: enquiries@iam-sold.co.uk or www.iam-sold.co.uk

**Accommodation**

**7 Town Walls:**

Comprises: Hallway, L-shaped sitting room, study / dining room, attractive re-fitted kitchen with walk-in pantry, covered craft area / workshop, wet room, cellar, first floor landing having four good sized bedrooms, modern re-fitted bathroom, part walled rear enclosed courtyard, private allocated parking space, gas fired central heating.

**6 Town Walls:**

Comprises: A one bedroom ground floor apartment, a one bedroom first floor apartment and a two bedroom second floor apartment.

**Ground floor apartment:**

The ground floor apartment is currently let at £350.00 PCM.

**First floor apartment:**

The first floor apartment is currently let at £485.00 PCM

**Second floor apartment:**

The second floor apartment is currently let at £570.00 PCM.

**Agents note:**

The cumulative rental income being achieved currently, is £16,860 PA

**7 Town Walls:**

Part glazed wooden entrance door gives access to:

**Hallway:**

Having cloaks cupboard, engineered wooden flooring, exposed beams and recessed ceiling spotlight. Access from hallway leads to:

**Study / dining room:**

10'5 x 10'3 (3.18m x 3.12m)

Having glazed window to front, radiator, recessed spotlights to ceiling, television and aerial point.

From hallway access is given to:

**L-shaped sitting room:**

20'9 max x 17'1 max (6.32m max x 5.21m max)

Comprises: Three glazed windows, a range of fitted storage cupboards, wall-mounted digital heating control panel, exposed timbers and recessed spotlights to ceiling, two radiators.

Part glazed door from sitting room gives access to:

**Covered craft area / workshop**

14'4 x 15'10 (4.37m x 4.83m)

Having a range of custom made eye level and base units, fitted worktops, polycarbonate roof.

From sitting room door gives access to:

**Wet room:**

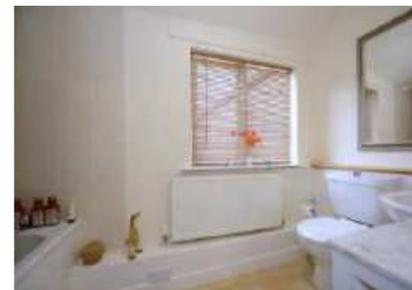
Having wall-mounted electric shower, low dual flush WC, vanity unit with wash hand basin with mixer tap over, part tiled walls, tiled floor, recessed spotlights to ceiling, heated towel rail.

Access from hallway is then given to:

**Re-fitted kitchen:**

12'7 x 9'2 excluding recess (3.84m x 2.79m excluding recess)

The kitchen comprises: A range of gloss cream base units, built-in cupboards and drawers, fitted granite worktops, inset sink with mixer tap over, antique-style radiator, ceramic tiled floor, integrated oven with five ring gas hob, recessed spotlights to ceiling, space for appliances. Sealed unit double glazed window and part glazed door giving access to rear enclosed courtyard.





**Enclosed courtyard**

Having sandstone effect slabs, covered bicycle storage area, external power point and outside tap.

From kitchen sliding double glazed door gives access to:

**Walk-in pantry:**

Having eye level and base units and fitted worktop.

Staircase which leads to:

**Cellar:**

20'2 including recess x 6'8 (6.15m including recess x 2.03m)  
Having fitted power and light, custom built work bench, adjustable shelving and storage racks. Arch then gives access to:

**A further cellar area:**

16'2 x 6'9 (4.93m x 2.06m)  
Which provides useful additional storage space. Fitted light.

From sitting room exposed wooden staircase, with storage cupboard under, gives access to:

**First floor landing:**

Having glazed sash window to front, radiator, pendant light and recessed spotlights to ceiling, smoke detector, dado rail, walk-in storage cupboard with high level clothes rail and fitted shelf. From first floor landing doors give access to all bedrooms and re-fitted bathroom.

**Bedroom 1:**

13'10 x 8'9 (4.22m x 2.67m)  
Having glazed sash window to rear, radiator, loft access hatch, pendant lighting, picture rail.

**Bedroom 2:**

10'4 x 9'6 (3.15m x 2.90m)  
Having sealed unit double glazed window to rear, pendant lighting, radiator, picture rail.

**Bedroom 3:**

11'1 x 9'9 max into recess (3.38m x 2.97m max into recess)  
Having glazed sash window to front, radiator, picture rail, pendant and wall lighting, open fronted walk-in wardrobe complete with fitted clothes rail and shelves.

**Bedroom 4:**

11'5 x 8'6 (3.48m x 2.59m)  
Having a range of fitted wardrobes complete with a range of fitted clothes rails, shelves and accessories, sealed unit double glazed window to rear, pendant lighting, radiator.

**Re-fitted bathroom:**

Having a double ended bath with shower attachment off taps, low flush WC, pedestal wash hand basin, radiator, ceramic tiled floor, glazed window to front, wall-mounted extractor fan, surface mounted ceiling lights and shaving light with built-in shaver point.

**Outside:**

To the front of the two properties there is one private parking space which is allocated to No. 7 Towns Walls.

**6 Town Walls:**

Which consists of three apartments. All electric and gas services individually metered.

Part glazed wooden front door gives access to:

**Communal hallway:**

Having three built-in store cupboards (landlord access only). Emergency lighting and smoke detectors.

**Ground floor apartment:**

Entrance door from communal hallway gives access to:

**Lobby:**

Smoke detector, emergency lighting and consumer unit. Door from lobby gives access to:

**Galley-style kitchen:**

12'2 x 5'10 (3.71m x 1.78m)  
Having eye level and base units, fitted worktop with inset stainless steel sink drainer unit, integrated oven, four ring electric hob with stainless steel cooker hood canopy over, wood effect flooring, tiled splash surround, recessed spotlights to ceiling, glazed sash window to side. Heat detector and carbon monoxide detector. Door from kitchen gives access to:

**Lounge:**

12'8 max reducing 7'1 x 10'7 (3.86m max reducing 2.16m x 3.23m)  
Having glazed window, television aerial point, recessed spotlights to ceiling, wall-mounted electric heater, built-in cupboard containing electric water heater which provides hot water (not heating) to the property. Smoke detector.

From lobby door gives access to:

**Bedroom:**

16'5 max reducing 11'0 x 10'1 (5.00m max reducing 3.35m x 3.07m)  
Having recessed spotlights to ceiling, upvc double glazed window, wall mounted electric heater, television aerial point, smoke detector. Door from bedroom gives access to:

**Ensuite shower room:**

Having corner tiled shower cubicle with electric shower over, pedestal wash hand basin, low flush WC, vinyl wood effect floor, heated towel rail, wall mounted extractor fan.

From communal hall with window to rear, the stairs rise to:

**First floor landing:**  
Having emergency lighting and smoke detector, entrance door to:

**6 Town Walls**

