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

The Property Misdescriptions Act

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**Offers in the region of £585,000**

Viewing: strictly by appointment through the agent

**Holland Broadbridge**

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Dating back to the Queen Anne period this is a 1713, Grade II listed, four bedroom town house with well proportioned and particularly spacious accommodation over four floors with an attractive Victorian style southerly-facing rear enclosed courtyard. The property occupies a prime town centre position within the loop of the River Severn within a beautiful conservation area noted for its fine architecture and close to a variety of shops, restaurants, cafés, and the beautiful Quarry Park with its tranquil riverside walks. Shrewsbury Girls High School is in the immediate vicinity as is the Convent School and the independent Shrewsbury School within walking distance of the property. The Shrewsbury railway station is easily accessed on foot with regular services to Wolverhampton, Birmingham (for onward travel to London), Cardiff, Manchester and beyond. Viewing of this property comes highly recommended by the selling agent for the property and its location can be fully appreciated.

**Accommodation:**

Reception hallway, cloakroom, lounge / diner, attractive kitchen, cellar, first floor landing / office area, two double bedrooms (one of which having en suite shower room), re fitted family bathroom, second floor landing / living area having two further bedrooms and re fitted shower room, Victorian style private rear enclosed courtyard, extensive double glazing, gas fired central heating, CCTV system, all binds and carpets included in the sale.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Wooden panelled entrance door gives access to:

**Reception hallway:**

Having engineered wooden flooring, part tiled to walls, radiator, secondary glazed sash windows to front, understairs recess. Door from hallway gives access to:

**Cloakroom:**

Having low flush wc, pedestal wash hand basin, fully tiled to walls, engineered wooden flooring, radiator.

Panelled door from reception hallway gives access to:

**Lounge / diner:**

20'3 x 15'3 (6.17m x 4.65m)

Having three secondary glazed sash windows top front, wood effect flooring, period style gas fire set to a tiled hearth with decorative fire surround, three radiators, secondary glazed window overlooking rear courtyard with secondary glazed french doors giving access to the rear courtyard.

From reception hallway panelled door gives access to:

**Kitchen:**





11'3 x 8'2 (3.43m x 2.49m)

Comprising: Eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, built-in oven, four ring gas hob with concealed cooker extractor fan oven, integrated fridge and freezer (space for further appliances), wall-mounted gas fired central heating boiler, part glazed door giving access to the rear enclosed courtyard, tiled floor, glass display cabinet.

Access from the understairs recess leads to a:

**Cellar:**

Providing useful storage space and having fitted power and light.

From reception hallway stairs rise to:

**First floor landing / office area:**

Having three secondary glazed sash windows to front, radiator. From first floor landing / office area panelled doors give access to two bedrooms and re fitted bathroom.

**Bedroom:**

14'10 x 11'8 (4.52m x 3.56m)

Having two upvc double glazed windows to rear, a range of mirror fronted built-in wardrobes with eye level storage cupboards, radiator.

**Bedroom:**

15'4 max into recess x 9'3 max into recess (4.67m max into recess x 2.82m max into recess)

Having three secondary double glazed sash windows to front, two fitted wardrobes with centralised chest of drawers and eye level storage cupboards above, radiator. Door to:

**En suite shower room:**

Having tiled corner shower cubicle, pedestal wash hand basin, fully tiled to walls, vinyl wood effect floor covering.

**Re fitted bathroom:**

Comprises: Timber style P-shaped panelled bath with shower over, glazed shower screen to side, pedestal wash hand basin, low flush wc, ceramic tiled floor, fully tiled to walls, upvc double glazed window to rear, coving to ceiling, heated chrome style towel rail.

From first floor landing / office area stairs rise to:

**Second floor landing / living area:**

Comprises: Glazed window to front with pleasing aspect towards the Market Hall and beyond and further glazed window to the rear with pleasant aspect towards St John's Hill, the Shrewsbury School and beyond, radiator, further overstairs storage cupboard with secondary gas fired central heating boiler and access to loft space.

From second floor landing / living area doors then give access to two further bedrooms and re fitted shower room:

**Bedroom:**

14'10 x 11'10 (4.52m x 3.61m)

Having glazed window with pleasing aspect to the rear towards St John's and the Shrewsbury School, radiator.

**Bedroom:**

14'3 x 12'1 (4.34m x 3.68m)

Having built-in double wardrobe with storage cupboard above, radiator, glazed window to front.

**Re fitted shower room:**

Having a large walk-in shower cubicle with electric shower over and glazed shower screen to side, low flush wc, pedestal wash hand basin, radiator, fully tiled to walls, glazed window to rear.

**Outside:**

To the rear of the property there is an enclosed Victorian style courtyard offering good levels of privacy and comprise: Paved patio area, gravelled sections with inset shrubs, outside cold tap and wind out canopy.

**Agents note:**

The vendor informs us that a rented GARAGE in nearby Coleham is available on a long term lease at £34.00 PCM, which could be transferred to the new occupier of Alpha House.

**Services:**

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

**Tenure:**

**Mortgage services:**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Disclaimer:**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION

