



FOR SALE

Offers In The Region Of £550,000

3 College Hill, Shrewsbury, SY1 1LT

An impressive and deceptively spacious Grade II Listed town house offering versatile accommodation and courtyard garden in this most central and desirable location. NO ONWARD CHAIN.



Town centre location.



- Grade II Listed
- Spacious rooms
- Cellar
- Courtyard Garden
- Useful outbuilding
- Town centre location

DIRECTIONS

From Shrewsbury town centre proceed along Shoplatch and take the left turn onto Market Street, followed by the first right onto Swan Hill. After a short distance follow the road around to the left onto College Hill and the property will be found on the right hand side.

SITUATION

The property is delightfully positioned in a prestigious location, being in a conservation area and within a short distance of the excellent range of town centre amenities, which include a wide variety of shops, restaurants and social facilities. The property is located within close walking distance of the Quarry Park which offers some delightful walks along the banks of the River Severn. Shrewsbury town centre also offers a rail service.

DESCRIPTION

3 College Hill is a Grade II Listed town house with character, located in the heart of a most favourable residential area. The accommodation is particularly well proportioned and laid out over four floors. The ground floor boasts three reception rooms, a breakfast kitchen and guest WC. The reception hall gives access down to the three chamber cellar. To the first floor, there are three bedrooms and a spacious bathroom. The second floor accommodation is an open plan arrangement, providing a bedroom with sitting area off. Outside, there is a rear courtyard garden which offers an excellent outdoor entertaining area. There is also a most useful outbuilding, which subject to planning permission could be converted into a home office.

ACCOMMODATION

Steps rise to panelled entrance door leading into:

RECEPTION HALL

With tiled floor. Staircase rising to first floor. Access door to cellar. Part glazed door to courtyard garden. Doors off and to:

LIVING ROOM

With part panelling to walls. Fireplace with log burning stove and sash window.

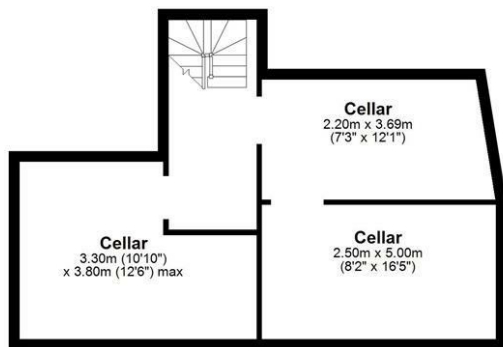
STUDY

With original boarded flooring. Period fireplace with cast iron grate. Fitted storage cupboards and walk-in cupboard with fitted shelving.



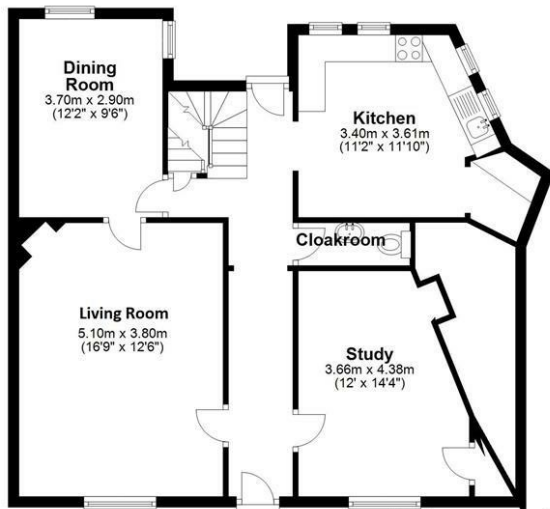
Cellar

Approx. 41.6 sq. metres (448.0 sq. feet)



Ground Floor

Approx. 77.2 sq. metres (831.4 sq. feet)



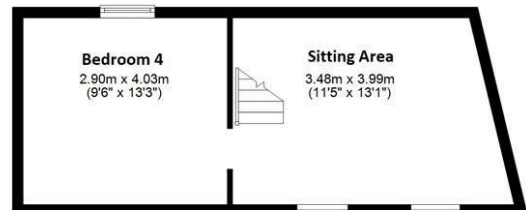
First Floor

Approx. 75.1 sq. metres (808.8 sq. feet)



Second Floor

Approx. 28.1 sq. metres (302.9 sq. feet)



Total area: approx. 222.1 sq. metres (2391.1 sq. feet)

3 college Hill

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



GUEST WC

With tiled floor and a white suite comprising low level WC and wall mounted wash hand basin. Extractor fan.

BREAKFAST KITCHEN

With tiled floor. Providing eye and base level units comprising cupboards and drawers. Generous work surface area over. Twin bowl stainless steel sink unit and drainer with mixer tap. Zanussi dual fuel cooker with electric oven and grill and 5 ring gas hob unit with Zanussi extractor hood. Space for fridge. Part tiled walls and tiled splash. Archway through to:

UTILITY AREA

With space and plumbing for washing machine. Fitted work top and shelving. Tiled splash.

DINING ROOM

CELLAR

Comprising three chambers with barrelled ceiling and power and light points.

FIRST FLOOR LANDING

With door leading to second floor. Doors off and to:

BEDROOM 1

With fireplace. Bay window and walk in wardrobe with radiator.

BEDROOM 2

With bay window. Original fireplace. Walk in wardrobe with rail and shelving.

BEDROOM 3

With walk in storage cupboard.



BATHROOM

With tiled floor and providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath with feeder shower attachment. Walk in shower with mains fed shower unit. Inset tiling and splash screen. Part tiled walls and tiled splash. Access to loft space. Built in linen cupboard, also housing the Worcester gas fired central heating boiler.

SECOND FLOOR

BEDROOM 4

Split with Bedroom and Sitting Area. Providing a wealth of exposed wall and ceiling timbers. Sloping ceiling.

OUTSIDE

The property is approached off street to the front.

THE GARDENS

Positioned to the rear of the house is a rear walled courtyard style garden providing excellent outdoor entertaining space with room for potted plants.

OUTBUILDING

Off the courtyard is a most useful outbuilding with power and light points.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

**SERVICES**

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.
Tel: 01743 236444. Email: shrewsbury@hallsgb.com

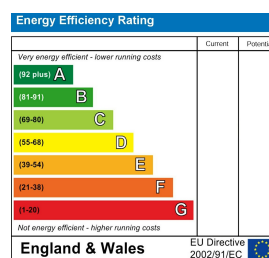
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

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