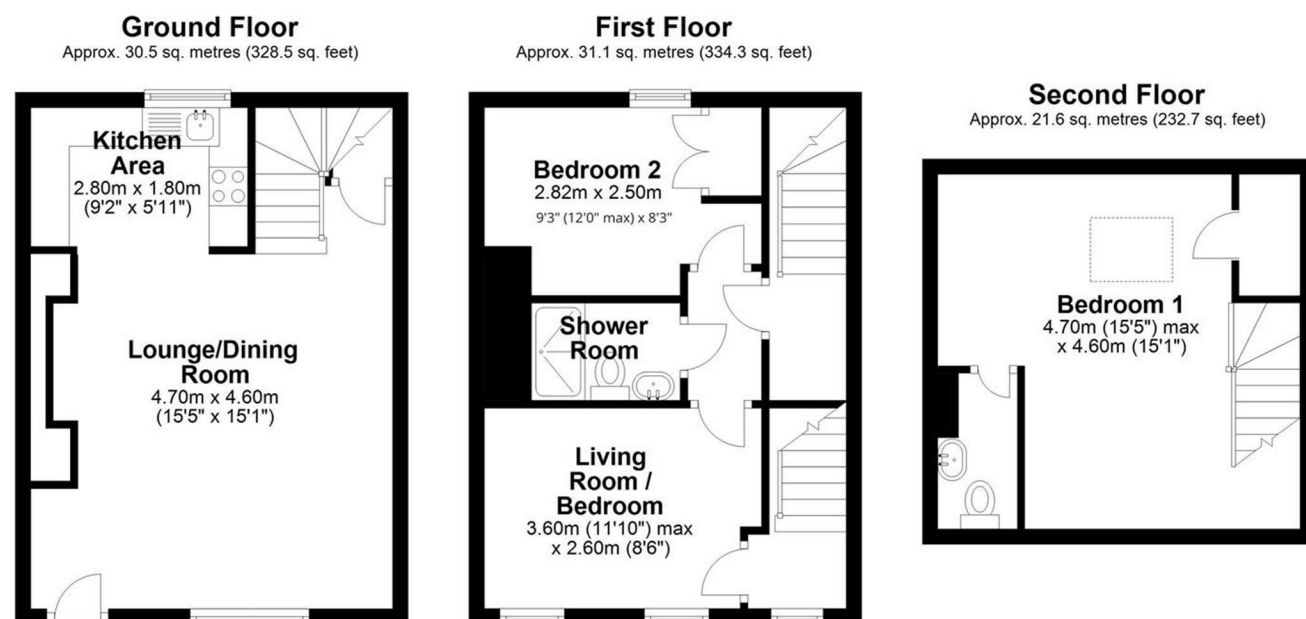


FOR SALE

Courtyard House Newport Place, Shrewsbury, SY1 1DF



Total area: approx. 83.2 sq. metres (895.5 sq. feet)
Courtyard House

FOR SALE

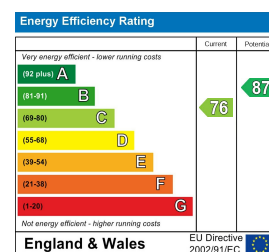
Price Guide £375,000

Courtyard House Newport Place, Shrewsbury, SY1 1DF

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



Courtyard House is a hidden gem, tucked away in a gated development in the centre of town. A beautifully presented listed, three storey period mews house with superb open plan living accommodation on the ground floor, a sitting room and bedroom on the first floor with the principal bedroom and ensuite WC on the second floor thanks to a wonderful loft conversion that the current vendors have actioned. Private southwest facing courtyard garden and private gated parking.



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to amenities.



2 Reception
Room/s



2 Bedroom/s



2 Bath/Shower
Room/s



- Open plan Kitchen/Dining/Living area on ground floor
- Principal Bedroom Suite with En-suite WC and basin
- Courtyard garden
- Private gated parking
- Wonderful views over the River Severn and town architecture
- 2 Bedrooms
- First floor sitting room

DIRECTIONS

From Shrewsbury Railway Station, proceed towards the town centre going up Castle Street past Marks and Spencer. Follow the road round to the left with St Mary's Church on the left-hand side. Continue along St Marys Street and take a left into St Mary's Court where the electric gate to Newport Place will be located on the right.

SITUATION

Newport Place is an exclusive development situated in the historic town centre of Shrewsbury which offers an array of facilities and local amenities on the property's doorstep. These include the Quarry Park and riverside walks, extensive shopping and dining experiences as well as a host of cultural attractions such as the Shrewsbury Museum and Art Gallery and Theatre Severn.

DESCRIPTION

Located on this exclusive development in the heart of Shrewsbury town centre this is an attractive, three storey two bedroom, two reception room listed town house which was historically converted by local builders Morris Homes. The property has superb living accommodation throughout along with a walled courtyard and allocated car parking space. This property is an ideal home for prospective purchasers to enjoy a town centre lifestyle within striking distance of many major and independent amenities as well as fine dining outlets and boutique shopping nearby.

ACCOMMODATION

With tiled floor on entrance to the property.

OPEN PLAN KITCHEN / DINING / LIVING ROOM

Neatly appointed and recently fitted kitchen with a range of matching modern units with integrated appliances including fridge freezer, washer dryer, dishwasher, double oven, induction hob with extractor over. Quartz work surface. Tiled floor in kitchen with oak boarded floor in living/dining area. Wonderful high beamed ceiling. Built in understairs store cupboard.

FIRST FLOOR LANDING

Under stairs store cupboard.

SITTING ROOM

Two windows overlooking the inner courtyard and door with access to the staircase leading to the principal bedroom.

BEDROOM 2

Built in wardrobes. Window with an open view to the rear.

SHOWER ROOM

This has been recently updated with shower, wash hand basin and WC and acrylic shower wall. Mirrored cabinets with movement sensor lighting and shaver socket point inside.

PRINCIPAL BEDROOM

With built in wardrobe. Conservation Velux window with open views.

EN-SUITE

With WC and basin.

OUTSIDE

There is an attractive inner courtyard to the front of the property, set back behind brick walls and high wooden gates, giving the impression of a 'secret garden'. A private cobbled terrace directly to the front of the property is southwest facing with plenty of space for plants and outside furniture, so is perfect for al fresco entertaining. To the rear of the development, there is a gated courtyard and parking area with allocated parking space and a brick built bin store. There is a further security coded pedestrian access leading directly to the courtyard.

GENERAL REMARKS

Courtyard House is within the curtilage of Newport House which is Grade II* listed. Our clients have carried out significant improvements which includes the loft conversion, for which they received listed building consent.

FIXTURES AND FITTINGS

The carpets, blinds and light fittings are included in the sale. 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 B. 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