



Roger  
Parry  
& Partners

Carreg, 5A Severn Bank, Shrewsbury, SY1 2JD





**Carreg, 5A Severn Bank, Shrewsbury, SY1 2JD**  
**Offers In The Region Of £800,000**

This unique and substantial five bedroom detached house with detached garage (for up to 4 cars), located in a magnificent setting just a 5 minute walk from the town centre & railway station with unspoilt views across the River Sever. The accommodation briefly comprises of; Entrance halls to both front and rear with cloakroom and utility, fantastic open plan living/dining room with feature double sided chimney breast and wood burner and bi-folding doors opening to the terrace, re-fitted kitchen with integrated appliances and Quartz work surfaces, family room which has a fitted kitchen and glazed sliding doors to rear garden, five double bedrooms, luxury family bathroom and two en-suites. The property benefits from double glazed windows and zoned gas fired central heating (partial underfloor), beautiful slate paved sun terrace with magnificent views of the River Sever. At the rear of the property there is a good sized landscaped garden, detached four car garage, which also has an adjoining gym and useful secure store. The property offers potential to provide a self contained annex, perfect for a dependent relative.







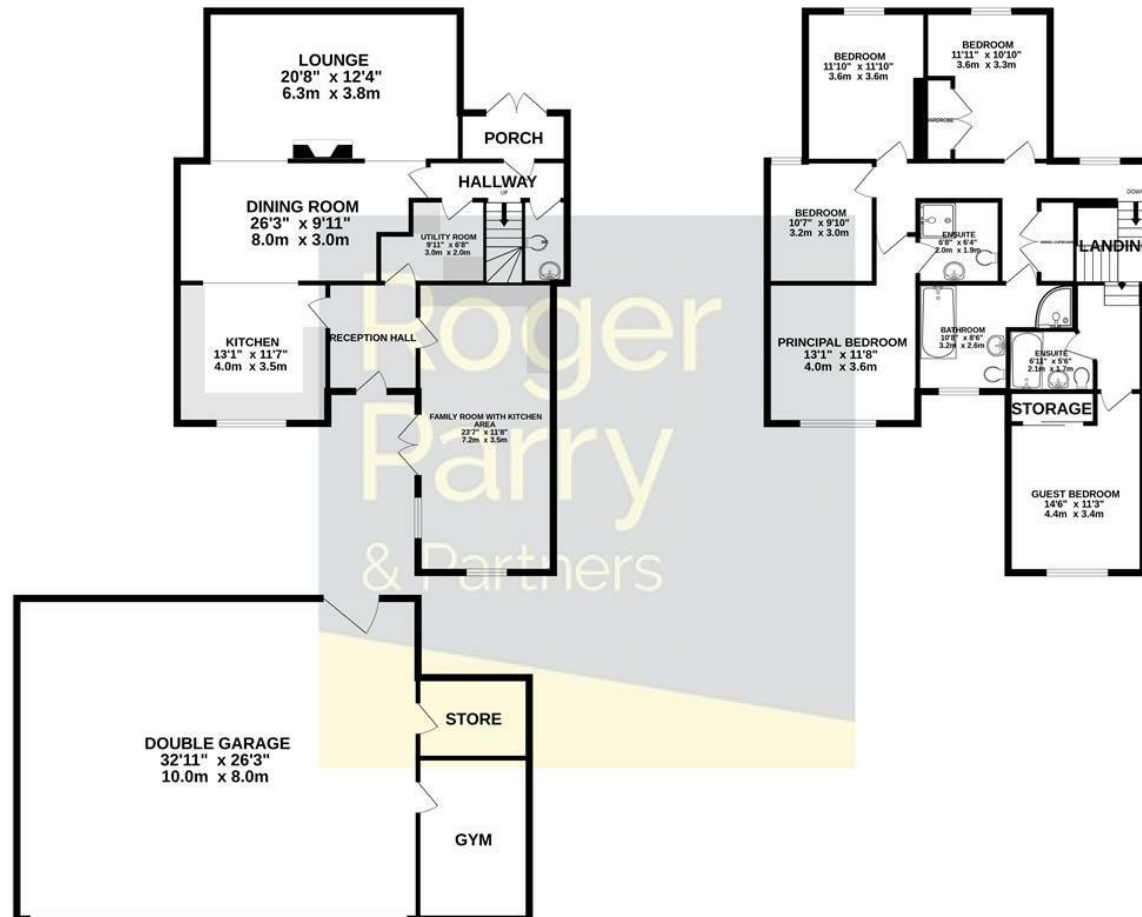




## Floor Plan (not to scale - for identification purposes only)

**GROUND FLOOR**  
1889 sq.ft. (175.5 sq.m.) approx.

**1ST FLOOR**  
1150 sq.ft. (106.8 sq.m.) approx.



TOTAL FLOOR AREA: 3039 sq.ft. (282.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Severn Bank is situated above the banks of the River Severn with south facing views across the river to the Nature Reserve and Castle Walk Park, the town centre and the Railway station are nearby together with a wide selection of fashionable cafes, bars and restaurants, shopping thoroughfares and the Theatre Severn. The property is also conveniently placed for a number of highly regarded schools, in both state and private sectors and include Shrewsbury School, Shrewsbury High School for Girls and the Shrewsbury 6th Form College. Shrewsbury Railway station provides numerous rail connections including a direct train service to London.

**Entrance Porch**

With tiled floor and entrance door to

**Hallway**

With access to

**Cloakroom**

With low flush WC and wash hand basin with tiled surround.

**Lounge**

20'8" x 12'5" (6.3m x 3.8m )

Fantastic room with feature double sided chimney breast and wood burner. Two sets of bi fold doors opening onto Paved sun terrace with stunning views of the River Severn. Open access to;

**Dining Room**

26'2" x 9'10" (8m x 3m )

Benefiting from the feature double sided chimney breast and wood burner. Folding doors leading to;

**Refitted Kitchen**

13'1" x 11'5" (4m x 3.5m )

Refitted with a range of modern grey units, built-in inset steel sink set into Quartz worksurfaces extending to three wall sections with extensive range of cupboards and deep pan draws under, and matching upstands. Built in Bosch dishwasher, built in eye level double oven and five ring gas fired hob, stainless steel splash back and extractor hood above, range of eye level cupboards, inset ceiling lighting, space for fridge freezer, tiled flooring with underfloor heating and window with outlook to the rear garden.

**Reception Hall**

7'4" x 8'9" (2.25m x 2.69m )

With tiled flooring and inset ceiling lights. Door leading to rear garden.

**Utility**

9'10" x 6'6" (3m x 2m )

Fitted with base units with space and plumbing for washing machine. Door leading to hallway at front.

**Family Room with kitchen area**

23'7" x 11'5" (7.2m x 3.5m )

A versatile room, with potential to use as a self contained annex if incorporated with the adjoining utility room. The room benefits from a fitted kitchen and patio doors and window to the rear garden.

Stairs rise from the front hallway to first floor landing with window to front and views of the River Severn.

**Principal Bedroom**

13'1" x 11'9" (4m x 3.6m )

With window overlooking the rear garden. Door to

**En suite shower room**

6'6" x 6'2" (2m x 1.9m)

Fitted with low flush wc, wash hand basin and walk in shower with glass screen. Fully tiled walls and inset ceiling lights.

**Guest Bedroom**

14'5" x 11'1" (4.4m x 3.4m )

With window overlooking rear garden and built in wardrobes.

**En suite bathroom**

6'10" x 5'6" (2.1m x 1.7m )

Fitted with low flush wc, wash hand basin set into vanity unit and paneled bath with shower attachment. Fully tiled walls and flooring.

**Bedroom**

11'9" x 10'5" (3.6m x 3.2m )

With built in wardrobe and window with views over the River Severn.

**Bedroom**

11'9" x 11'9" (3.6m x 3.6m )

Window with views over the River Severn

**Bedroom**

10'5" x 9'10" (3.2m x 3m )

With window to front.

**Family Bathroom**

10'5" x 8'6" (3.2m x 2.6m )

Fitted with a four piece suite comprising of paneled bath, separate corner shower unit, wash hand basin and low flush WC. Fully tiled walls and flooring, inset ceiling lights.

**Outside**

Situated above the banks of the River Severn with south facing views across the river to the Nature Reserve and Castle Walk Park, the property is approached via a private pathway, with steps leading to the front entrance door. The front the property benefits from a enclosed

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slate paved sun terrace with glass railing. This is a fantastic feature of the property, perfect for Al fresco dining and provides magnificent views along the River Severn towards the weir and town centre . To the front the property also benefits from established flower borders leading down onto the banks of the River Severn where the property benefits from private fishing rights. To the rear of the property there is a walled entrance with access to a good sized landscaped garden, which is lawned with planted borders and decked sun terrace (hot tub for sale by separate negotiation). Electric roller shutter door provides access to a four car detached garage which also has an adjoining gym space and secure store room.

#### General Notes

##### TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

##### SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 7 Mbps & Superfast 1000 Mbps. Mobile Service: Good to Limited depending on provider. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

##### COUNCIL TAX BANDING

We understand the council tax band is F. We would recommend this is confirmed during pre-contact enquiries.

##### SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.





**Local Authority:** Shropshire Council

**Council Tax Band:** F

**EPC Rating:** C

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG  
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.