



6 English Bridge Court, Wyle Cop, Shrewsbury, Shropshire, SY1 1XH

Offers in the Region Of £199,950

Nestled in the heart of Shrewsbury is this rare, 1 double bedroom, 3 storey Grade II Listed Georgian town house with private gated access to the courtyard and stunning views overlooking the River Severn. The accommodation briefly comprises; Entrance Hall, Cloakroom, Cellar, Kitchen/ Dining Room, Living room, Double Bedroom, Bathroom. GCH.
VIEWING HIGHLY RECOMMENDED.



6 English Bridge Court, Wyle Cop, Shrewsbury, Shropshire, SY1 1XH Ref: 4665

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

The property is accessed through a gated private courtyard off Wyle Cop.

Accommodation comprises

Entrance Hall

Understairs cupboard, door to

Cellar 15' 7" x 13' 9" (4.75m x 4.19m)

Providing occasional storage, Automatic sump pump, electric point, and outside tap.

Cloakroom

Fitted with WC and wash basin, wall mounted gas fired combination central heating boiler.

Kitchen/Dining Room 15' 9" x 9' 1" (4.80m x 2.77m)

The Kitchen Area is fitted with base and eye level units, inset circular sink, integrated oven and 4 ring gas hob, radiator, exposed pine floor boards, window with views overlooking the River. The Dining Area, again, has a window with fantastic views over the River. Staircase leading to First Floor

First Floor Landing

Storage under stairs storage cupboard.

Living Room

Twin elongated Georgian windows with stunning views overlooking the River Severn, English Bridge, Shrewsbury Abbey, United Reformed Church and beyond. Attractive fireplace, exposed pine flooring, useful recess over the stair well.

Second Floor Landing

Window enjoying lovely rooftop views to the rear of Wyle Cop.

Double Bedroom 15' 9" x 10' 9" (4.80m x 3.27m)

A good size room 2 windows with lovely views across the River, feature fireplace, radiator, useful storage cupboard.

Bathroom 6' 6" x 5' 7" (1.98m x 1.70m)

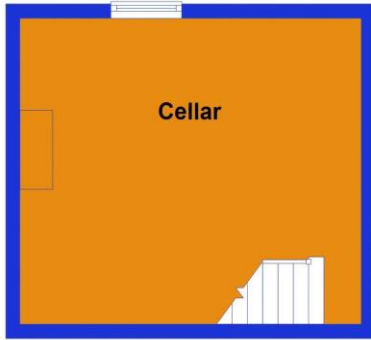
Fitted with white 3 piece suite including bath with thermostatic shower unit over, wash basin, WC, window to the rear, radiator.

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Lower Ground Floor



First Floor



Second Floor



Third Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp
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6 English Bridge Court

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

6 English Bridge Court Wyle Gap SHREWSBURY SY1 1XH	Energy rating D	Valid until: 18 November 2033 Certificate number: 3437-1329-1399-4723-2292
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Property type: Mid-terrace house
Total floor area: 65 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score
This property's current energy rating is D. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		
55-68	D	62 D	88 B
39-54	E		
21-38	F		
1-20	G		



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage