



## Claremont Bank, Town Centre, Shrewsbury



**OIRO £600,000**

- Renovation Project
- Five Storey Town House
- Character Property
- Grade II Listed
- Patio Garden
- Town Centre Living
- Freehold
- EPC rating D

Because property is personal with...

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This is a great opportunity to purchase a Grade II Listed c1830s Georgian town house in need of renovation. Now empty this property was formerly used as offices and planning has been applied for to change the use back to residential.

This property is over five floors currently with 14 rooms and a rear patio, plus under road and under patio open storage. The space is so versatile and should you not want to take on the renovation yourself the current owner is open to quoting for the job as he has almost finished renovating another property on Claremont Bank, see the last few photos.

The property benefits from gas central heating, plus there is potential for a parking space nearby.



Basement Kitchen 3.56m x 3.19m (11'8" x 10'6")

Basement Reception Room 4.00m x 3.95m (13'1" x 13'0")

Basement WC 2.31m x 0.98m (7'7" x 3'2")

Ground Floor Reception Front 3.98m x 3.97m (13'1" x 13'0")

Ground Floor Reception Rear 4.25m x 3.31m (13'11" x 10'11")

Ground Floor Kitchen 3.03m x 2.00m (9'11" x 6'7")

Floor One Bedroom Front 4.12m x 5.51m (13'6" x 18'1")

Floor One Bedroom Rear 4.24m x 3.31m (13'11" x 10'11")

Floor One Bathroom 3.01m x 1.97m (9'11" x 6'6")

Floor Two Bedroom Front 4.18m x 5.52m (13'8" x 18'1")

Floor Two Bedroom Rear 4.36m x 3.35m (14'4" x 11'0")

Floor Three Bedroom Front 2.58m x 3.37m (8'6" x 11'1")

Floor Three Dressing Room 2.61m x 1.98m (8'7" x 6'6")

Floor Three Bedroom Rear 3.82m x 3.33m (12'6" x 10'11")





Example of another property on Claremont Bank undergone renovation

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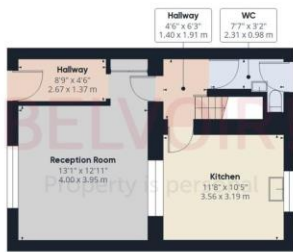
Example of another property on Claremont Bank undergone renovation

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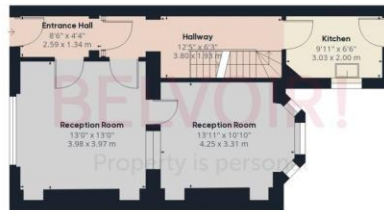


Example of another property on Claremont Bank undergone renovation

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Floor 1



Floor 2



Floor 3



Floor 4



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Property is personal

Approximate total area<sup>(1)</sup>

2333.6 ft<sup>2</sup>  
216.8 m<sup>2</sup>

Reduced headroom

51.27 ft<sup>2</sup>  
4.76 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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