



Town Walls, Town Centre, Shrewsbury



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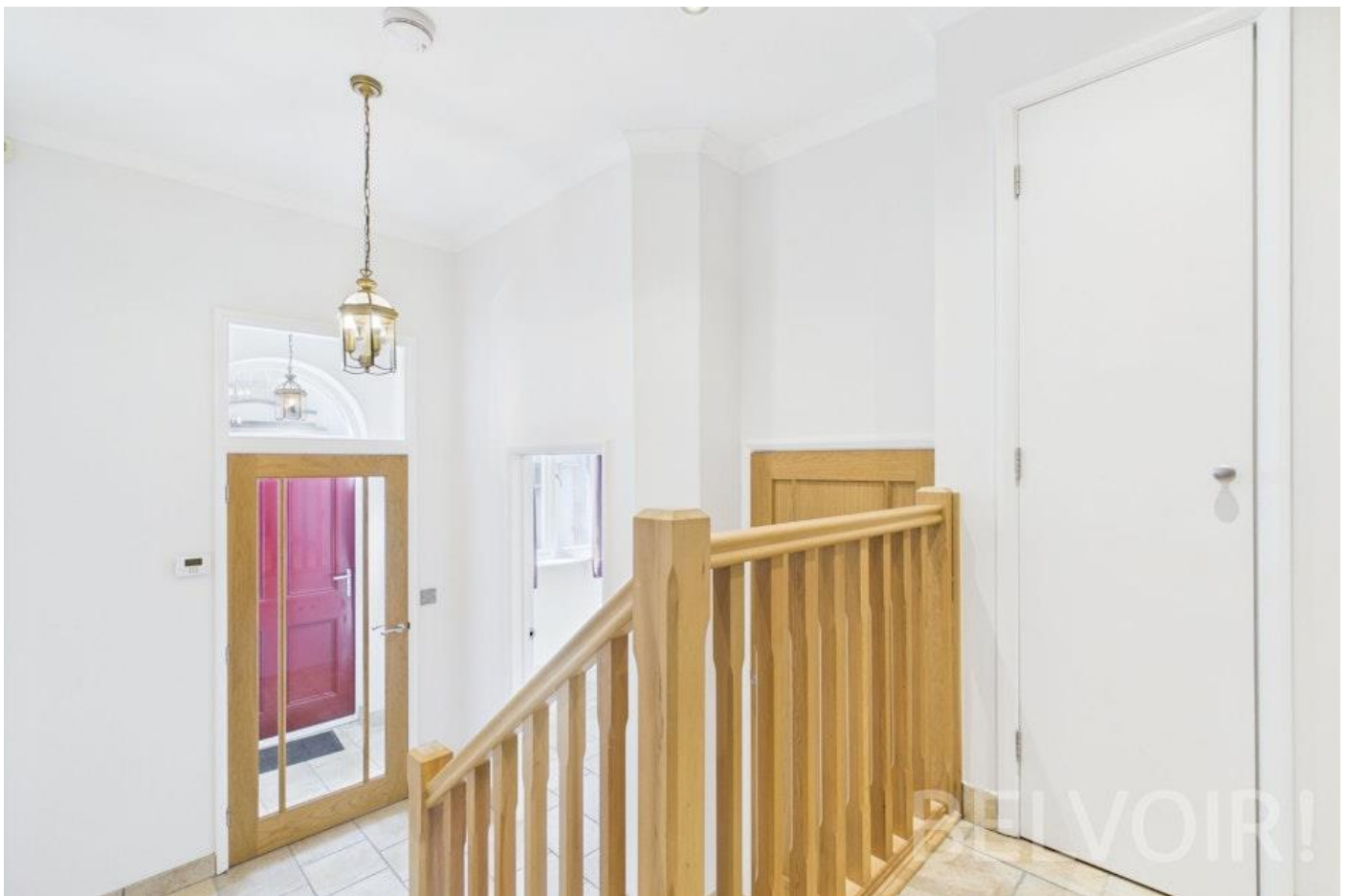
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OIRO £765,000

- Three/Four Bedroom Town House
- Integral Double Garage
- Open Plan Living Area
- Detached Town House
- No Upward Chain
- High Specification Design
- Freehold
- EPC rating B

Because property is personal with...

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A home that must be viewed to appreciate its appeal. An award winning architecturally designed three to four bedroom detached town house situated in Shrewsbury Town centre, no upward chain, and a moments` walk from the Quarry Park, Shrewsbury High School and just half a mile from Shrewsbury School.

The property comprises: large master bedroom with ample built-in wardrobes and en-suite shower room; a further two double bedrooms; family bathroom; fourth bedroom/study; utility room and guest cloakroom. A luxurious open plan kitchen/dining/living room, benefiting from an abundance of natural light, and with wonderful views of local historic buildings. The dining area has bi-fold doors opening onto a small balcony. The living area has two sets of French doors leading onto a lovely terrace overlooking the private rear courtyard garden which is both secluded and secure, and has a number of raised flowerbeds with mature plants. Double integral garage provides parking and extensive storage.



The luxury bespoke fitted kitchen has handmade wooden units, granite worktops, integrated dishwasher, Liebherr fridge/freezer with ice maker, and Neff cooking appliances comprising induction hob, extractor hood, double oven and built-in microwave. There is also an office station hidden behind cupboard doors.

The property has been finished to the highest of standards, benefiting from triple glazing throughout with some tinted windows giving privacy from the outside world; gas fired under-floor central heating throughout; discreet solar panels; automated garage door; living area multi-style lighting, coving and feature ceiling; brushed chrome light switches and sockets; vanity bathroom mirror cabinets with movement sensor integral lighting and down-lighters throughout the house.

The house has been designed to cater for all age groups and is an ideal family home, or indeed retirement property. Thoughtfully built with accessibility in mind meaning easy adaptation for wheelchair access, etc, if required. The EPC Rating of B makes it an extremely economical home.

Entrance Hallway 1.96m x 2.78m (6'5" x 9'1")

An inviting hallway with tiled flooring and plenty of storage, including cloaks cupboard. Staircase to upper floor.

Study/Bedroom Four 2m x 2.81m (6'7" x 9'2")

Door off hallway to study with tiled floor, feature fireplace and plenty of light. Raised storage cupboard and telephone point.

Utility 1.28m x 1.75m (4'2" x 5'8")

With access to the garage. Plumbing for washing machine and extractor fan.

Garage 5.47m x 4.73m (17'11" x 15'6")

Integral double garage with automatic door, car light entry system, and letterbox through external wall at front. Mezzanine storage space with access ladder, boiler, PV converter and hot water tank.

Ground Floor Bedroom Two 2.45m x 3.59m (8'0" x 11'10")

This quiet double bedroom is to the rear of the property, with tiled floor and view of courtyard garden.

Ground Floor Bedroom Three 2.21m x 3.6m (7'4" x 11'10")

Another quiet double bedroom with built in wardrobe, tiled floor, and view of the courtyard garden.

Family Bathroom 2.54m x 1.67m (8'4" x 5'6")

Spacious room with tiled floor; bath and shower over the bath. WC and wash basin within generous storage units. Vanity cabinet above basin. Heated towel radiator. Mirror-fronted, raised linen cupboard with plenty of storage space.

Upper Floor

The staircase, benefiting from natural lighting, leads to the upper floor landing with a generous storage cupboard and loft access. There is underfloor heating and Karndean light oak effect flooring throughout the upper floor.

Bedroom One 4.13m x 2.85m (13'6" x 9'5")

A spacious rear facing double bedroom with triple built-in wardrobes and shower en-suite.





En-suite 2.44m x 1.98m (8'0" x 6'6")

Spacious room with shower and heated towel radiator. WC and wash basin within generous storage units. Vanity cabinet above basin.

Guest Cloakroom 2.38m x 0.99m (7'10" x 3'2")

With WC and hand wash basin

Kitchen/Dining/Living Area 9.81m x 4.68m (32'2" x 15'5")

An extensive open plan kitchen/diner benefiting from an abundance of natural light including a Velux rooflight. Kitchen area has built-in Neff microwave, oven and hob, extractor hood, built-in dishwasher, and Liebherr fridge/freezer with ice maker; there is also a office station hidden behind cupboard doors.

Dining Area

Discretely separated from the kitchen by a half height wall. There are bi-fold doors opening onto a small front balcony from which there is an exceptionally good view of one of the original Watch-towers, now owned by the National Trust, of which there were several along the medieval Town Walls.

Living Area

Again, a light filled, spacious area with feature ceiling, coving and multi-style lighting, including chandelier. Stunning views from the windows on three sides of the room allow appreciation of this property's setting on the historic Town Walls. Two double patio doors give access to the sun-terrace balcony.

Balcony 4.83m x 1.14m (15'10" x 3'8")

Accessed via two patio doors from the living area with views over the courtyard garden.

Courtyard Garden

Access via garden gate leads into the low maintenance courtyard garden, providing a private and secluded outdoor space. A ramp from the gate leads to the garden door and access to the upper entrance hall, bedrooms two and three, the family bathroom, and to the foot of the staircase where a stair-lift could be installed.



Ground Floor



First Floor

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Property is personal

Approximate total area⁽¹⁾

1597 ft²
148.5 m²

Balconies and terraces

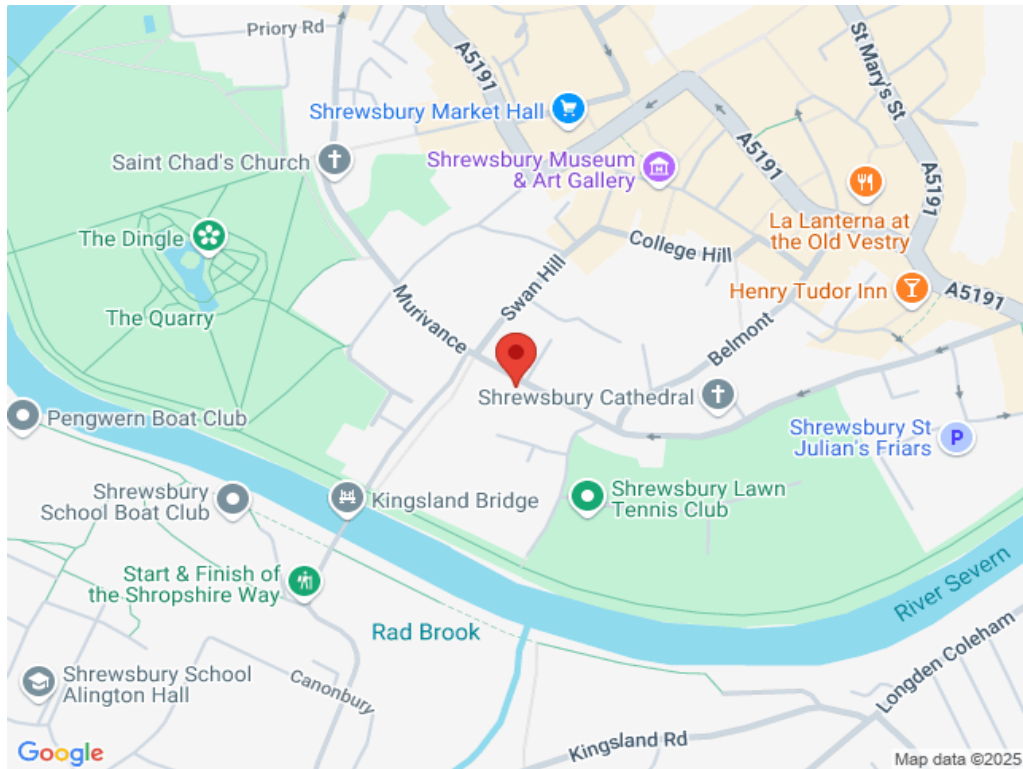
112 ft²
10.4 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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