



SAMUEL WOOD

Mosers Hall, 2 College Hill, Shrewsbury, Shropshire, SY1 1LT
Offers In The Region Of £1,100,000



Mosers Hall, 2 College Hill

Shrewsbury, Shropshire, SY1 1LT



- Quintessential Grade II Listed Townhouse
- Three Storeys of Versatile Living
- High-Spec Dining Kitchen for Entertaining
- Roof Terrace Garden with Private Access
- Tanked Cellar Rooms, Approx 41 Sqm
- Period Features Blending Heritage with Comfort
- Five Bedrooms and Three Bathrooms
- Beautiful Sitting and Formal Dining Rooms
- Elegant Conservatory with Kitchen Connection
- Close To Shops, Cafés, And Amenities

Mosers Hall – A Quintessential Grade II Listed Town House, ideally positioned in the very heart of Shrewsbury town centre, this elegant period home spans three storeys and offers versatile accommodation, including beautifully presented living spaces, five bedrooms, three bathrooms and a high-spec kitchen/dining room – perfect for both entertaining and everyday living. The property features a striking conservatory and a truly unique roof terrace garden, providing a rare and private outdoor retreat. Rich in period charm yet perfectly suited to modern living, Mosers Hall seamlessly blends heritage with contemporary comfort. Situated in a vibrant and cosmopolitan town, the residence offers immediate access to boutique shops, cafés, fine dining, and cultural amenities – all just moments from the doorstep of this exceptional historic home.

Ground Floor: A reception hall heralds the grandeur of this period townhouse, leading to a beautifully appointed sitting room and a formal dining room, each brimming with character and charm. A side hall provides access to a stylish cloakroom WC and the exceptional high-spec dining kitchen with new flooring, a space perfectly conceived for entertaining as well as refined family living.

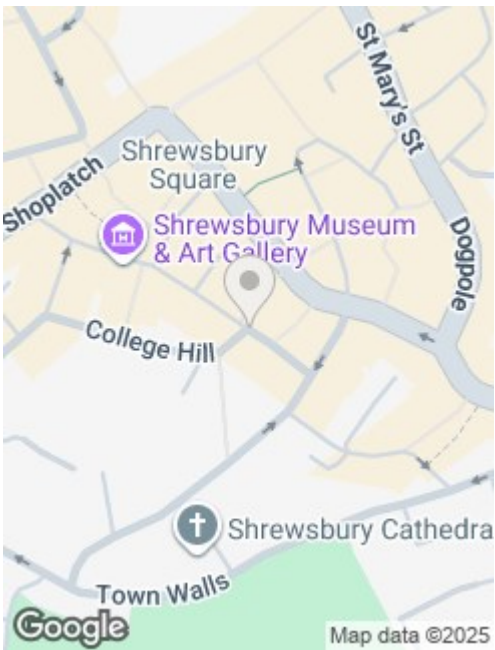
First Floor: The impressive master bedroom benefits from a luxurious en-suite bathroom, complemented by a guest bedroom and a beautifully appointed family bathroom. From this floor, the exquisite roof terrace garden offers a private and enchanting outdoor retreat. The terrace flows gracefully into the conservatory, which features a staircase descending back to the kitchen, providing a seamless interplay between indoor and outdoor living.

Second Floor: Three further elegantly proportioned bedrooms and a refined bathroom provide versatile and comfortable accommodation, ideal for family or guests.

Cellars: Beneath the house lie tanked cellar rooms, offering approximately 41 sq meters of secure and practical storage, a discreet yet invaluable feature in a property of this calibre.







Directions

Located in the centre of town. Follow Shoplatch and turn left onto Market Street when you reach Ashley's bar. Take the next right onto Swan Hill. Then the next left on College Hill and follow the road until you reach 2 College Hill on your right.

Services: We understand that the property has mains gas (recently installed boilers), mains electricity, mains water and mains drainage.

Broadband Speed: Basic 18 Mbps & Ultrafast 1800 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: G

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







Total floor area: 286.3 sq.m. (3,082 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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