

# Welsh Bridge House Frankwell Quay Shrewsbury SY3 8LG



3 Bedroom House - Townhouse  
Offers In The Region Of £569,000

## The features

- GRADE II LISTED HISTORIC TOWN HOUSE
- SPACIOUS ACCOMMODATION OVER 3 FLOORS
- CHARMING LOUNGE
- 2 FURTHER DOUBLE BEDROOMS
- VIEWING ESSENTIAL
- OOZING WITH CHARM AND CHARACTER
- OPEN PLAN LIVING/DINING/KITCHEN WITH BALCONY
- FABULOUS PRINCIPAL BEDROOM WITH EN SUITE
- GARAGE AND LAUNDRY ROOM, SAUNA AND WORKSHOP



\*\*\* IMPRESSIVE PERIOD TOWN HOUSE \*\*\*

Welsh Bridge House is a fine example of a Grade II listed Town House with spacious accommodation over 3 floors each of which are oozing with charm and character. This Grade II Listed historic Town House, originally a wool warehouse, hotel and renovated with a National Lottery Grant to the headquarters of the Shropshire Wildlife Trust now provides an impressive Town House full of charm and character with many of its period features including exposed beams and timbers complemented with today's modern touches.

Set within this much sought after Conservation Area a short stroll from the amenities of the Town Centre.

Reception Hall, fabulous open plan Living/ Dining/ Kitchen with balcony, spacious Landing/ Study, Lounge, impressive Principal Bedroom suite, 2 further double Bedrooms, Bathroom and Shower Room.

We are of the understanding that an architect has advised that the house could easily be divided into three additional apartments providing additional living accommodation, or self contained Apartment if required.

Large Garage and Workshop.

Viewing Essential.

## Property details

### DESCRIPTION

This Grade II Listed historic Town House, originally a wool warehouse, hotel and renovated with a National Lottery Grant to the headquarters of the Shropshire Wildlife Trust now provides an impressive Town House full of charm and character with many of its period features including exposed beams and timbers complemented with today's modern touches.

The spacious and versatile rooms are over 3 floors with the Ground Floor featuring a great tandem length Garage with boiler, laundry room, workshop and sauna to the rear - a great opportunity for conversion to additional living space if required (and subject to the necessary Consents).

The current owners of Welsh Bridge House also own the adjoining Restaurant and Beauty Salon which can also be purchased and would be ideal for any self employed individual who retires wanting to have a pension. Both of these are tenanted and create a healthy income. For further details please ask.

### LOCATION

The property occupies an enviable position right on the edge of the Town Centre in this much sought after Conservation Area with beautiful riverside walks on hand. Set in historic Frankwell which boasts excellent amenities, eateries and for Theatre enthusiasts is a stones throw from Theatre Severn which host both local and international acts. The Town Centre is a short walk away and there is ease of access to the A5/M54 motorway network.

### RECEPTION HALL

Wooden entrance door with glazed panel opens to Reception Hall with personal door to the Garage and stairs leading to a Landing from which provides access to

### STUNNING OPEN PLAN LIVING/DINING/KITCHEN

A truly impressive room, perfect for those who love to entertain and boasting a wealth of charm and character with exposed wall and ceiling timbers. The Living/Dining Area has double doors opening onto wrought iron balcony and feature oak stairs. The Kitchen is comprehensively fitted with range of wooden fronted units incorporating one and half bowl sink with mixer taps set into base cupboard and space for dishwasher beneath. Further range of cupboards and drawers with wooden edged work surfaces over with inset granite, range cooker with extractor hood over and matching range of wall units, display shelving and plinths with concealed lighting. Integrated fridge freezer with matching fascia panels and window overlooking the front.

### INNER HALL/STUDY

A useful multi purpose area with staircase leading to the Lounge and Bedrooms.

### BATHROOM

With suite comprising fully tiled shower cubicle with direct mixer shower, tiled panelled bath, wash hand basin and WC. Fully tiled walls and flooring, radiator, window to the side.

### FIRST FLOOR LANDING

Staircase leads to Landing off which lead

### CHARACTERFUL LOUNGE

An impressive room oozing with character with high vaulted ceiling and wealth of exposed wall and ceiling timbers, media point, radiator, windows and velux roof lights.

### PRINCIPAL BEDROOM SUITE

A fabulous principal Bedroom again with a wealth of exposed beams and timbers with high vaulted ceiling. Windows and velux roof lights, radiator.

### EN SUITE BATHROOM

With suite comprising corner panelled bath with shower, wash hand basin and WC suite. Complementary tiling, radiator.

### INNER HALL

off which lead

### SHOWER ROOM

With fully tiled shower cubicle, wash hand basin and WC, complementary tiled surrounds, radiator.

### BEDROOM 2

An excellent double room with windows to the front and side, radiators.

### BEDROOM 3

Another lovely room oozing with character with wall and ceiling timbers. Windows to the front and rear. Radiator.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains water, electricity, gas and drainage are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



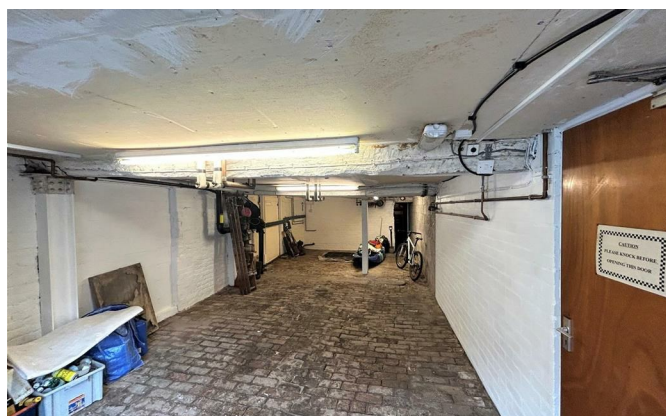


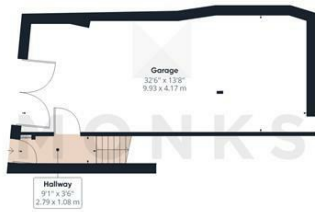
MONKS



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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

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

2165.61 ft<sup>2</sup>  
201.19 m<sup>2</sup>

**Reduced headroom**

158.66 ft<sup>2</sup>  
14.74 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.

GIRAFFE360



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**Shrewsbury office**


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**We're available 7 days a week**

HOME – four words that define who, and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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