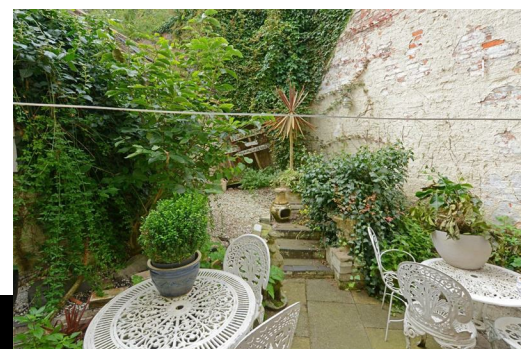


Alpha House, 10 Cross Hill, Town Centre, Shrewsbury,
Shropshire, SY1 1JH

www.hbshrop.co.uk



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
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Offers In The Region Of £489,995

Viewing: strictly by appointment
through the agent

A distinguished Grade II Listed townhouse in a prime town centre location

Dating from the Queen Anne period (circa 1713), this most attractive and spacious four-bedroom Grade II Listed townhouse has been carefully improved to offer elegant, well-proportioned accommodation extending to approximately 174 sq m, arranged over four floors. The property also enjoys a delightful south-facing Victorian-style enclosed courtyard, providing a private outdoor retreat.

Occupying a prime town centre position within the loop of the River Severn, the house is situated in one of Shrewsbury's most sought-after conservation areas, celebrated for its architectural heritage and historic charm. A wide selection of shops, restaurants and cafés are close at hand, together with the renowned Quarry Park, offering beautiful riverside walks.

The property is exceptionally well placed for education, with Shrewsbury High School, The Convent School, and the independent Shrewsbury School all nearby. Shrewsbury railway station is within comfortable walking distance and provides regular services to Wolverhampton, Birmingham (with onward connections to London), Cardiff, Manchester and beyond.

Viewing is highly recommended by the selling agent to fully appreciate the character, accommodation and outstanding location of this fine period townhouse.

The accommodation briefly comprises the following

The property is entered via a welcoming entrance hallway with cloakroom, leading through to an elegant lounge and dining area, perfectly suited to both formal entertaining and everyday living. To the rear, a stylishly re-fitted kitchen/breakfast room offers contemporary finishes while retaining the character of the home, complemented by the added benefit of a cellar providing useful storage.

The first floor features a generous landing incorporating a study area, along with two well-proportioned double bedrooms. The principal bedroom enjoys the advantage of a modern en suite shower room, while a beautifully re-fitted family bathroom serves the floor.

To the second floor is a further landing and versatile living area, creating an additional reception or relaxation space, alongside two further double bedrooms and a smartly re-fitted shower room.

Externally, the property benefits from a charming Victorian-style, private enclosed rear courtyard, ideal for outdoor dining and quiet enjoyment. Additional features include extensive double glazing, gas-fired central heating and a CCTV system, providing comfort, security and convenience throughout.

The accommodation in greater detail comprises

Wooden panelled entrance door gives access to:

Hallway

Having two secondary glazed sash windows to front, radiator, wooden flooring. Door from hallway gives access to:

Cloakroom

Having low flush wc, pedestal wash hand basin, fully tiled to walls, wooden flooring, radiator.

Door from hallway gives access to:

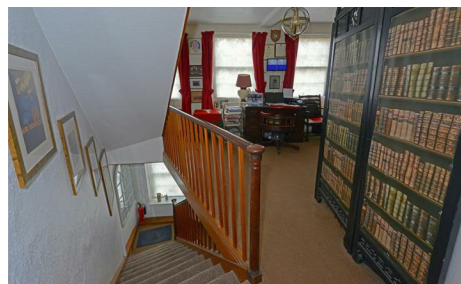
Lounge / diner

23.6 x 14'5

The lounge area comprises: Three secondary double glazed sash windows top front, wood effect flooring, radiator, exposed timbers to ceiling. The dining area comprises: period style gas fire set to a tiled hearth with decorative fire surround, wood effect flooring, two radiators, two glazed windows to rear, secondary glazed sash doors giving access to the rear courtyard.

From lounge/diner square arch gives access to:





Modern re-fitted kitchen/breakfast room

14'10 max x 6'11 max average measurement

Having a range of contemporary eye level and base units with built-in cupboards and drawers, fitted wooden worktops with inset Belfast style sink with mixer tap over, under unit worktop lighting, vinyl tiled effect floor covering, integrated double oven with four ring electric hob over with wall mounted cooker canopy, decorative leaded part glazed door giving access to rear of courtyard, space for American style fridge and freezer, interconnecting door from hallway.

From hallway wooden staircase leads down to:

Cellar

Providing useful storage space and having fitted power and light.

From hallway stairs rise to:

First floor landing with office area

Having three secondary double glazed sash windows to front, radiator. From first floor landing / office area panelled doors give access to two bedrooms and re fitted bathroom.

Bedroom one

14'10" x 11'8"

Having two upvc double glazed windows to rear, a range of mirror fronted built-in wardrobes with eye level storage cupboards, radiator.

Bedroom two

15'4" max into recess x 9'3" max into recess

Having three secondary double glazed sash windows to front, two fitted wardrobes with centralised chest of drawers and eye level storage cupboards above, radiator. Door to:

En suite shower room

Having tiled corner shower cubicle, pedestal wash hand basin, fully tiled to walls, vinyl wood effect floor covering.

Re fitted bathroom

Comprises: Timber style P-shaped panelled bath with shower over and glazed shower screen to side, pedestal wash hand basin, low flush wc, ceramic tiled floor, fully tiled to walls, upvc double glazed window to rear, coving to ceiling, heated chrome style towel rail.

From first floor landing/office area stairs rise to:

Second floor landing / living area

And comprises: Glazed window to front with pleasing aspect towards the Market Hall and beyond, further glazed window to the rear with pleasant aspect towards St John's Hill, the Shrewsbury School and beyond, radiator, further over-stairs storage cupboard housing the gas fired central heating boiler.

From second floor landing/living area doors then give access to two further bedrooms and re fitted shower room:

Bedroom three

14'10" x 11'10"

Having glazed window with pleasing aspect to the rear towards St John's Hill and the Shrewsbury School, radiator.

Bedroom four

14'3" x 12'1"

Having built-in double wardrobe with storage cupboard above, radiator, glazed window to front.

Re fitted shower room

Having a large walk-in shower cubicle with electric shower over and glazed shower screen to side, low flush wc, pedestal wash hand basin, radiator, fully tiled to walls, glazed window to rear.

Outside

To the rear of the property there is an enclosed Victorian style courtyard offering good levels of privacy and comprise: paved patio area, gravelled sections with inset shrubs, outside cold tap and wind out canopy.

Agents note

On exchange of contracts the vendor/s will pay for a parking permit at St Julian's Friars car park for a period of 12 months.

All wall mounted entertainment packages are included in the sale of this house due to the impractical nature of taking them down, this also includes the Home wall mounted CCTV security system.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

