



Copper's End Mews, Swan Hill, Shrewsbury, Shropshire, SY1 1NN

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£295,000

Viewing: strictly by appointment through the agent

A rare opportunity to acquire a charming Grade II listed two bedroom town house with a facility for a private car parking space. This quaint and interesting property benefits with NO UPWARD CHAIN and was a former stables adjoining the former police station with the grooms accommodation to the first floor. The property occupies an enviable backwater position within the famous River Severn loop in the heart of Shrewsbury historic town centre and just short distance from the high street. This much improved and deceptively spacious town house briefly comprises: Impressive open plan kitchen/living room, down-stairs cloak room, spacious first floor master bedroom/sitting room, further bedroom, shower room, outside courtyard to front (which is sufficiently sized to provide a private car parking space as an alternative use so desired). This unique opportunity to purchase such a desirable residence can only fully appreciated by internal inspection which is highly recommended by the sole selling agent. The vibrant county town of Shrewsbury has an extensive range of shopping centres, supermarkets, banks, bars, restaurants, cathedral, theatre and has a variety of events held throughout the year such as Shrewsbury Flower Show and the regatta in the Quarry Park bordering the River Severn which provides beautiful riverside walks. The town is also noted for exceptional schools both within the state and independent sectors. Excellent road connections including the A5 and M54 which then gives access to Telford and West Midlands and national motorway networks as well as heading north to Chester and beyond. Viewing is strictly by appointment through the selling agent Telephone 01743 357000.

Full description

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Accommodation

Impressive open plan kitchen/living room, down-stairs cloak room, spacious first floor master bedroom/sitting room, further bedroom, shower room, outside courtyard to front (which is sufficiently sized to provide a private car parking space as an alternative use if so desired). NO UPWARD CHAIN

Panelled entrance door with featured double glazed windows to front gives access to :

Impressive open plan kitchen/living room

18'7" x 12'11"
Having stainless steel single drainer unit with mixer tap over, integrated fridge, integrated washer dryer, built-in stainless steel four ring electric hob with electric oven below, stainless steel splash back and extractor above, a range of modern fitted base and wall units, ceramic tiled floor, door to under-stairs cupboard with electric water heater providing domestic hot water, TV aerial point, telephone point, glazed French door leading to front courtyard/private car parking area.

From kitchen access is then given to:

Living room

17'8" x 10'0"
Having electric wall mounted panelled heater, TV aerial point, three wall lights points, dimer switch, featured sealed unit double glazed windows to front.

Door from kitchen gives access to:

Useful down-stairs cloakroom

Having low flush WC, pedestal wash hand basin, heated towel rail, ceramic tiled floor, pull cord.

Stairs case from kitchen gives access to:

Half landing on first floor

Having featured cast iron fireplace set to corner.

Then gives access to:

Up-stairs sitting room

18'4" max x 12'1"
This could easily sub-divided into a spacious master bedroom.

Comprising: two sash windows to front elevation, telephone point, TV aerial point, two electric wall mounted panel heater, high ceilings set to the eaves with access to loft storage area.

Door then gives access to:

Shower/wet room

Having walk in glazed and tiled shower, pedestal wash hand basin, low flush WC, extractor fan, wall light with shaver point, electric heated panel heater.

Door then gives access to:

Bedroom two

11'10" max x 9'9"
Having telephone point, TV aerial point, electric heated panel heater, sash window to front.

Outside

The property is approached from Swan Hill beneath the former police station, Coppers End Mews can be located in the bottom left-hand corner.

It has a pleasant paved courtyard area at front which is screened by hedging (ample space for a private car parking space, as an alternative use, if so desired)

Agents note:

We have been informed by the vendor to inform any potential purchaser(s), that Copper's End Mews, could be made into two bedrooms, in addition to converting the outside space (courtyard) into a parking space - should the purchaser decide.

Services

Mains water, electricity, drainage 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.
council tax Band C

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).

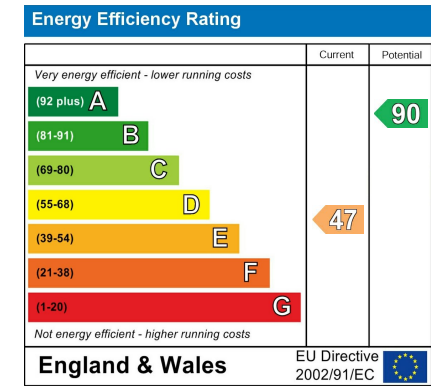
Planning Application Summary

Planning permission and listed building consent exists to turn the mezzanine room into an enclosed bedroom if required

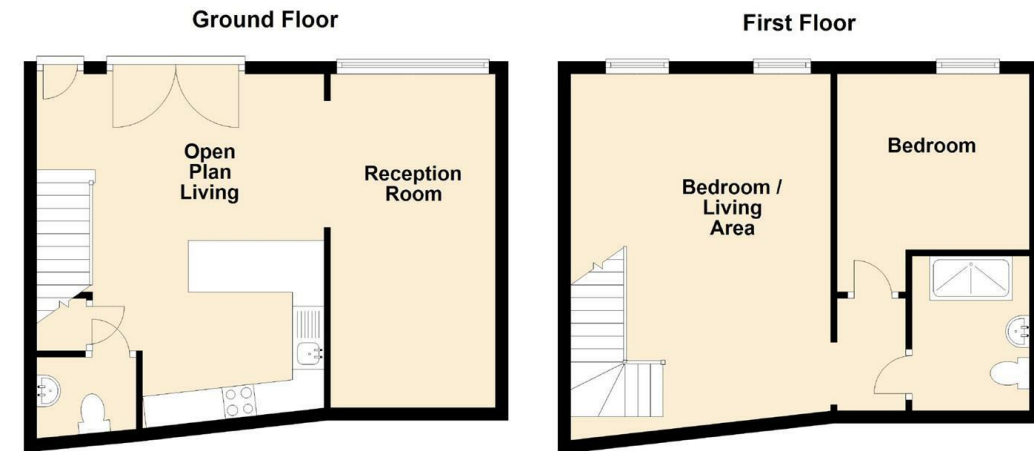
Reference 21/04170/LBC
Alternative Reference PP-10159916
Application Validated Thu 26 Aug 2021

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.