

3 English Bridge Court, Wyle Cop, Shrewsbury,
Shropshire, SY1 1XH

www.hbshrop.co.uk



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Offers In The Region Of £200,000

Viewing: strictly by appointment
through the agent

A charming Grade II listed two bedroom town house of character, occupying a fantastic backwater position within the most impressive views over the River Severn, English Bridge and beyond and has the added benefit of being offered for sale with NO UPWARD CHAIN. The property offers well planned accommodation over three floors and is conveniently located within the heart of the medieval town centre of Shrewsbury within striking distance are an excellent variety of independent and major amenities, along with riverside walk leading to the Quarry Park and Shrewsbury railway station providing mainline services to Birmingham, Liverpool, Manchester and London. The property lends itself perfectly to Airbnb/holiday lets but also offers an idyllic opportunity to be an owner occupier and live in the town centre and enjoy the breathtaking viewings overlooking the River Severn. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: L shaped kitchen/dining room, downstairs cloakroom, inner lobby, living room, basement/cellar, first floor landing, bedroom one, second floor landing bedroom two, bathroom, small paved seating area to front, gas fired central heating

The accommodation in greater detail comprises:

Panel entrance door with sunken mat well gives access to:

L shaped open plan kitchen/dining room

15'10 x 13'0

The dining area comprises: Parquet flooring, glazed roof, two wall light points, modern wall mounted radiator.

The kitchen area comprises: An Ikea free standing kitchen with base units, drawers and shelves, fitted worktop with stainless steel sink double drainer unit with mixer tap over, five ring gas hob with extractor above, built-in electric oven, space for washing machine, space for fridge/freezer, ceramic tiled floor.

Door from dining area gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin.

Double doors from dining area give access to:

Inner lobby

Having useful recess for storage.

Double doors from inner lobby and stairs leading down to:

Basement/cellar

15'5 x 13'7

Having two windows overlooking footpath and the River Severn, radiator and exposed timbers.

The cellar does flood occasionally but there is an automatic sump to pump out water and flood water has never got into the rest of the property or restricted access of Wyle Cop.

From inner lobby door gives access to:

Living room

15'9 x 10'9

Having two radiators, feature open grate fireplace with raised hearth and marble surround, coving to ceiling, two sash windows giving an elevated view over the River Severn, English Bridge, The Abbey Church and beyond.

From living room stairs rise to:

First floor landing

Having radiator.

From first floor landing door gives access to first floor bedroom and stairs to second floor landing and bathroom.

Bedroom one

15'10 x 10'9

Having two sash windows with beautiful open aspect over the River Severn, English Bridge and beyond, modern wall mounted radiator, useful built-in storage cupboard, feature cast iron fireplace with wooden surround, coving to ceiling.

Staircase from first floor landing with understairs cupboard housing Worcester gas fire central boiler then gives access to:

Second floor landing

With sash window to rear.

From second floor landing door gives access to:

Bedroom two

14'4 x 7'7

Having sash window to front and rear which enjoys river views and radiator.

Bathroom

11'4 x 7'10

Having panel bath with Triton electric shower above, pedestal wash hand basin with mixer tap, low flush WC, radiator, vinyl floor covering, sash window, linen cupboard with slatted shelving, access to roof space.

Outside

The property enjoys useful backwater location off Wyle Cop with shared access to front. A small paved area outside the property which is a pleasant seating area.

Directions

Travel over the English Bridge heading to the Shrewsbury town centre there is a pedestrian gate giving access in between 42 Wyle Cop (Clipjoint/Rezolution hairdressers) and Perfect 10 which leads to a shared pedestrian passageway giving access to No3 English Bridge Court (bottom righthand corner) identified by a green sage coloured entrance door.

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.

COUNCIL TAX BAND B

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

FLOORPLANS



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