

13 Claremont HIll, Shrewsbury, SY1 1RD

Shrewsbury & Country House Sales

MILLER EVANS



13 Claremont HIll, Shrewsbury, SY1 1RD

£800,000 Freehold

- Elegant four-bedroom, Grade II Listed, Georgian townhouse
- Self-contained two-bedroom flat offering excellent flexibility, with potential to seamlessly incorporate into the main residence if desired
- Featuring classic proportions, high ceilings, and period features
- Charming, low-maintenance courtyard garden — small yet well arranged, ideal for outdoor dining or relaxation
- Prime location within easy reach of town amenities, fashionable shops, cafés, restaurants and everyday conveniences
- Close to excellent transport links, providing convenient access for commuting and travel





A handsome, Grade II Listed, Georgian townhouse with an adjoining self-contained two-bedroom flat, ideally situated within walking distance of the historic town centre of Shrewsbury.

The main house offers accommodation of generous Georgian proportions, arranged over three levels. The ground floor comprises a spacious entrance hall with cloakroom. On the first floor there is an elegant drawing room, formal dining room, study, and a well-appointed kitchen. The second floor features a principal bedroom with en suite, three further bedrooms, and a family bathroom. The property benefits from gas central heating.

The adjoining self-contained flat provides excellent flexibility and can be incorporated into the main residence if desired. Externally, there is a small, fully enclosed courtyard garden.

The property is conveniently located within easy walking distance of the town centre, as well as the Quarry Park and Dingle Gardens. Shrewsbury offers a range of fashionable bars and restaurants, Theatre Severn, a railway station, and excellent road links.


RANGEMASTER













ENTRANCE HALL

CLOAKROOM
Wash hand basin, wc

STAIRCASE rising from entrance hall to FIRST FLOOR

DRAWING ROOM
16'1" x 20'11"

KITCHEN
8'10" x 15'3"

DINING ROOM
12'1" x 17'2"

STUDY
16'1" x 11'6"

STAIRCASE continues to SECOND FLOOR

BEDROOM 1
12'0" x 16'3"

EN SUITE SHOWER ROOM

DRESSING ROOM
3'8" x 9'8"

BEDROOM 2
16'1" x 11'7"

BEDROOM 3
16'1" x 10'4"

BEDROOM 4
12'1" x 10'2"

FAMILY BATHROOM







GROUND FLOOR ANNEX

INNER HALL

SITTING ROOM
16'1" x 11'0"

KITCHEN
11'10" x 11'6"

BEDROOM 1
16'1" x 11'1"

BEDROOM 2
12'6" x 9'0"

SHOWER ROOM

GARDENS AND GROUNDS

The property enjoys a delightful walled courtyard garden.

HOW TO GET THERE

The property is best approached through Shrewsbury along Barker Street. Turn left onto Claremont Hill, where the property will be found on the left hand side.



The area outlined in red shows the separate flat which can easily be integrated into the main accommodation if required.

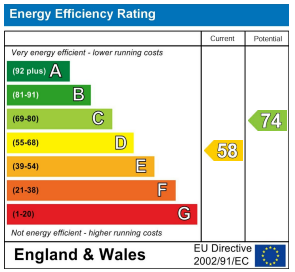
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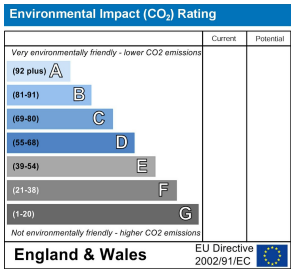
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IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images my have been enhanced.
This property may be subject to additional management charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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