



SILVERDALE

11 SEVERN BANK | SHREWSBURY | SY1 2JD





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Close to town amenities.

A BEAUTIFUL VICTORIAN SEMI DETACHED TOWN HOUSE, OFFERING ELEGANT ACCOMMODATION LAID OUT OVER THREE FLOORS, SET WITH GARAGING AND STUNNING GARDENS OVERLOOKING THE RIVER.

Sought after residential location
Well proportioned rooms
Excellent decorative order throughout
Gated gravelled driveway
Beautiful landscaped gardens



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre, head along Smithfield Road onto Chester Street. Continue under the railway bridge and turn left onto Castle Foregate followed by a right turn onto New Park Road. Take the right turn onto North Street and then right again onto Queen Street. Follow this road into Burton Street and 11 Severn Bank will be found on the left hand side.

SITUATION

Occupying an elevated position above the banks of the River Severn, 11 Severn Bank enjoys a truly exceptional setting with lovely south-facing views across the river. This peaceful riverside location offers the perfect balance of tranquillity and convenience, with the historic town centre just a short stroll away.

Shrewsbury is renowned for its picturesque medieval streets, independent boutiques, cafés, award-winning restaurants and cultural attractions, including Theatre Severn. Encircled by the River Severn, the town offers an abundance of scenic riverside walks and green open spaces, including the beautiful Quarry Park, the annual Shrewsbury Regatta and traditional boat races can also be enjoyed from this idyllic riverside setting.

The property is particularly well placed for an excellent selection of highly regarded schools in both the state and independent sectors, including Shrewsbury School, Shrewsbury High School and Shrewsbury Colleges Group Sixth Form. Excellent transport links further enhance the location, with Shrewsbury railway station within easy reach, offering regular services to Birmingham, Manchester, Cardiff and direct connections to London, making the property ideally suited for both families and commuters alike.

PROPERTY

Occupying an enviable elevated position with breathtaking views across the free-flowing River Severn, 11 Severn Bank is a distinguished period residence of considerable charm, offering beautifully proportioned



accommodation, exceptional character and stunning landscaped gardens in one of the area's most desirable riverside settings.

Rich in original features, the property offers elegant family living whilst preserving its inherent period appeal. A welcoming L-shaped reception hall, complete with oak boarded flooring, decorative cornicing and panelled doors, immediately sets the tone, while character features including original

fireplaces, high ceilings and sash-style windows continue throughout the home.

The principal reception rooms are wonderfully light-filled and perfectly positioned to take full advantage of the spectacular river views. The elegant drawing room is centred around a handsome stone fireplace with a Clearview log-burning stove, creating a warm and inviting space for relaxing or entertaining. Flowing seamlessly from the beautifully appointed Kenton



Jones kitchen, the spacious dining room provides an excellent setting for both formal occasions and everyday family life. The bespoke kitchen is fitted with an extensive range of quality cabinetry complemented by granite work surfaces, a central island and range of integrated appliances and underfloor heating, creating a practical yet stylish heart of the home. A useful boot room, utility room and guest WC provide excellent day-to-day practicality.



Arranged over the upper two floors are five generous bedrooms. The principal bedroom and several of the remaining bedrooms enjoy magnificent views across the gardens and River Severn, while two bedrooms benefit from contemporary en-suite shower rooms. A beautifully appointed family bathroom, complete with a freestanding roll-top bath, separate walk-in shower and underfloor heating, serves the remaining accommodation.

The property also offers exciting potential for future enhancement, with planning permission already granted for the addition of an orangery, creating the opportunity to further expand the already impressive ground floor living space.

OUTSIDE

Outside, the property continues to impress. Gated access leads to an extensive walled gravel driveway providing ample parking, complemented by an Oak garage, car port and useful brick-built store. The beautifully established gardens extend to the side and rear of the property and have been thoughtfully landscaped with sweeping lawns, mature flower and shrub borders, gravel pathways and an



attractive paved sun terrace, all perfectly positioned to enjoy the outstanding riverside setting. A delightful south-facing summer house, complete with power and lighting, provides a peaceful retreat from which to appreciate the uninterrupted views across the River Severn.

Combining elegant period architecture, beautifully presented interiors, outstanding gardens and an exceptional riverside position, 11 Severn Bank represents a rare opportunity to acquire a substantial character home of excellent quality, with a lovely balance of charm, modern comfort and future potential.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - E



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



