



2 BREWERY HOUSE

LONGDEN COLEHAM | COLEHAM | SHREWSBURY | SY3 7JD

Halls 1845



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Close to town amenities.

A STRIKING AND MOST IMPRESSIVE TOWNHOUSE, WITH ATTRACTIVELY PRESENTED AND BEAUTIFULLY APPOINTED ACCOMMODATION, SET WITH PARKING, GARAGING AND GARDENS OVERLOOKING THE RIVER.

- Highly sought after location
- Wonderfully proportioned rooms
- Impressively appointed throughout
- Parking and garage
- Lovely landscaped gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre proceed over the English Bridge, staying in the right hand lane. Continue along the gyratory system, getting in the left hand lane, head over the bridge and turn right at the mini roundabout into Coleham. Continue ahead and The Old Brewery Development will be seen on the right hand side.

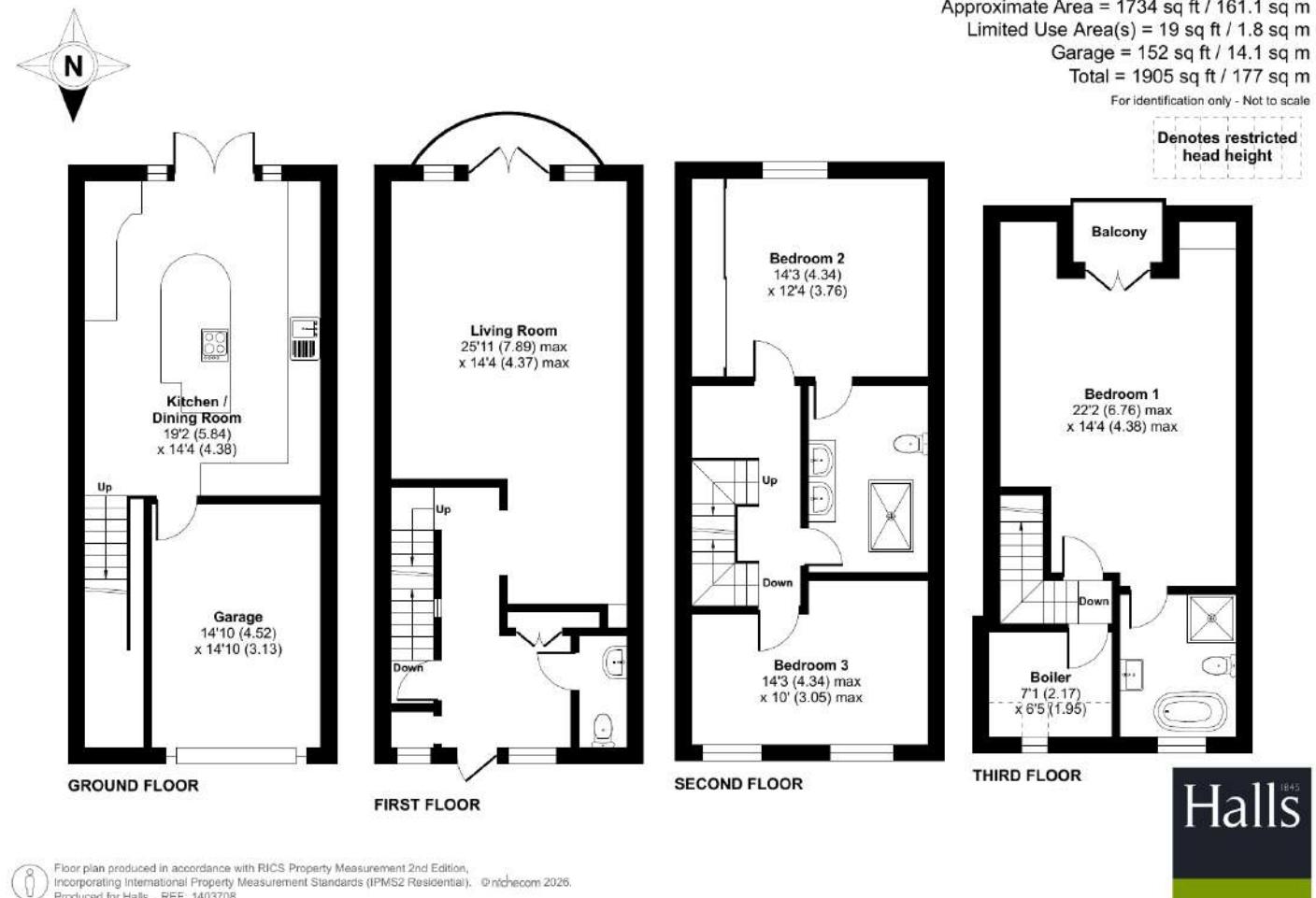
SITUATION

The property is wonderfully positioned and sits in a lovely residential area being within walking distance of the town centre. There are some lovely walks along the banks of the River Severn and popular quarry park, whilst numerous amenities are available close by in Coleham and the historic town centre is also within walking distance. Commuters will find the property is well placed for access to a number of routes including the A5 ring road, which links through to the M54 motorway to Telford and there onto the West Midlands conurbations. There is also a rail service available in the town centre.

PROPERTY

2 Brewery House is a superb riverside town house offering generous and versatile accommodation arranged over four floors, beautifully positioned on the banks of the River Severn. The property blends character with contemporary living, creating a stylish yet comfortable home in an exceptional setting.

The lower ground floor provides a stunning kitchen/diner, perfectly designed for entertaining and socialising. The kitchen is fitted with Kenton Jones soft-close units, a comprehensive range of Bosch appliances, a wine fridge, Corian worktops, and a striking central island. Underfloor heating runs throughout this level, while glazed doors open directly onto the rear gardens, enjoying a beautiful aspect over the River Severn.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1403708

The ground floor comprises a welcoming and well-lit reception hall, guest WC, and a spacious living room. Double doors lead out to a rear balcony terrace seating area, offering elevated views across the river and an ideal space for relaxation.

To the first floor is a generous landing leading to two spacious double bedrooms, one benefiting from extensive fitted wardrobes. These rooms are served by an impressively appointed Jack and Jill shower

room, featuring a high-quality suite and an excellent walk-in shower.

The second floor is dedicated to the principal suite, which enjoys its own balcony seating area and a luxurious en-suite bathroom. The bathroom includes a bath with freestanding tap, separate shower cubicle, WC, and wash hand basin set within a stylish vanity unit.



GARDENS

Externally, the property is approached through electric gates and benefits from a parking space in front of the garage. The rear gardens are thoughtfully arranged, featuring a flagged terrace entertaining area with additional space for potted plants, a truly glorious spot to enjoy the free-flowing River Severn with views stretching towards The Quarry Park.

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 Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – F



RIGHT OF WAY & EASEMENTS

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

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.

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.



