



16 CRESCE
NT PLACE
TOWN WALLS | SHREWSBURY | SY1 1TQ

Halls
1845



16 CRESCENT PLACE

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Close to town amenities

AN IMPRESSIVE AND CHARMING GRADE II LISTED REGENCY TOWN
HOUSE WITH INCREDIBLY FLEXIBLE ACCOMMODATION LOCATED IN
THE HEART OF SHREWSBURYS TOWN CENTRE.

Period charm and character

Well proportioned rooms with high ceilings

3 reception rooms, 4 bedrooms, 2 bathrooms

Potential to extend to the rear (subject to planning)

Tiered walled gardens and garage



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

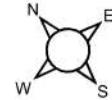
T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

House - //elbow.honey.planet
Garage - //magic.spout.finds



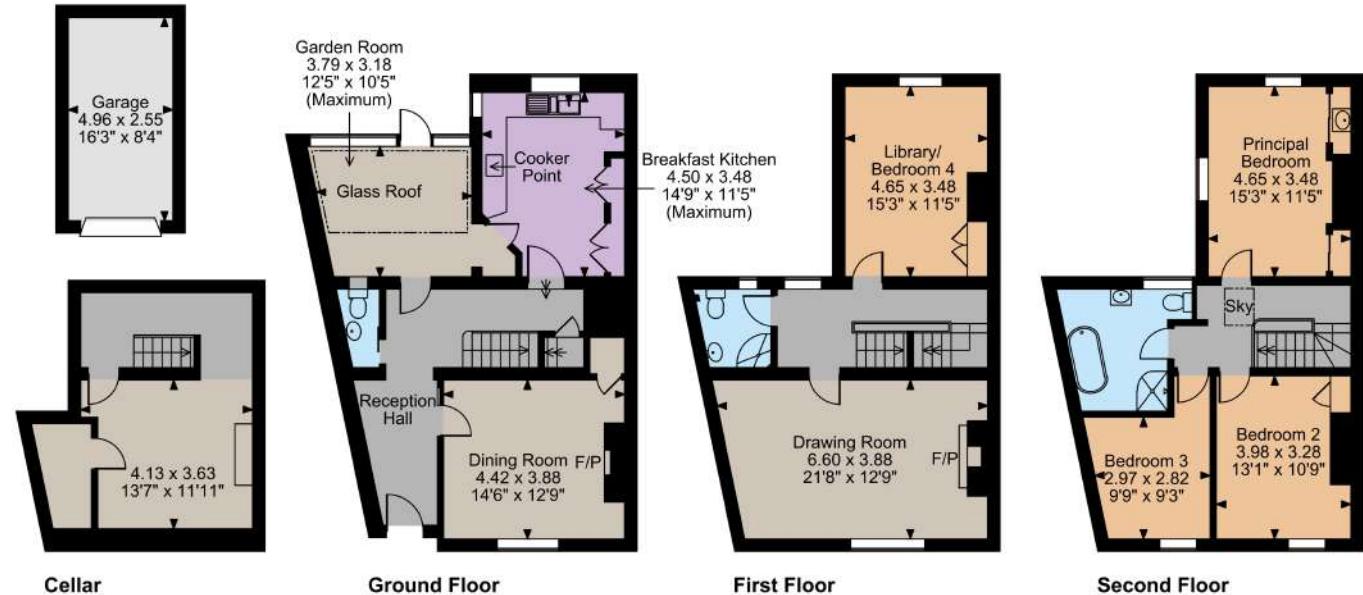
SITUATION

Located in Shrewsbury Town centre, Town Walls is a popular residential area within the loop of the River Severn. Shrewsbury benefits from a vast range of shopping, leisure and recreational facilities, along with the Quarry Park that borders the River Severn providing beautiful riverside walks and the venue for a number of annual events including the boat race and the Shrewsbury flower show. The road communications are excellent with the A5/M54/A483 linking through to Telford, the West Midlands, Chester and the national motorway network beyond.

PROPERTY

16 Crescent Place is a beautiful and substantial end of terrace period family home with an incredible presence. It offers a huge amount of charm and character throughout. The property has wonderful flowing accommodation with the added bonus of there being room for updating and even a potential rear extension to link the kitchen to the garden room (subject to the necessary planning permissions). Reputedly designed and built as guest accommodation for the Earl of Bath when he entertained from Swan Hill Court House, Crescent Place dates from 1820, a fine example of Regency architecture.

The impressive front door opens to the reception hall and inner hall where the staircase rises to the first floor. The dining room/2nd sitting room and garden room are well proportioned and offer flexible accommodation for both entertaining and family living on the ground floor.



The position & size of doors, windows, appliances and other features are approximate only.
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To the rear is the breakfast kitchen opening to the garden room and with access to the rear patio creates an everyday family living space. The original butler's pantry, useful cellar (which could be converted to add further accommodation) and cloakroom with WC complete the ground and lower ground floors.

There is the most spectacular drawing room on the first floor, with the most wonderful feature window, high ceilings, cornicing and feature fireplace. On the first floor there is a bedroom and a shower room. To the second floor there are three bedrooms, the principal with dual aspect windows and bathroom with walk in shower cubicle.



OUTSIDE

Externally, 16 Crescent Place is set within beautiful walled landscaped gardens to the rear. There are many mature specimen shrubs, herbaceous specimen planting and lawn areas with the benefit of al fresco entertaining areas. The single garage is located behind secure double gates off Belmont. A parking permit can be obtained from Shrewsbury Council.

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

We understand that the property has the benefit of mains water, electricity, gas and drainage. None of these services has been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, 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.



