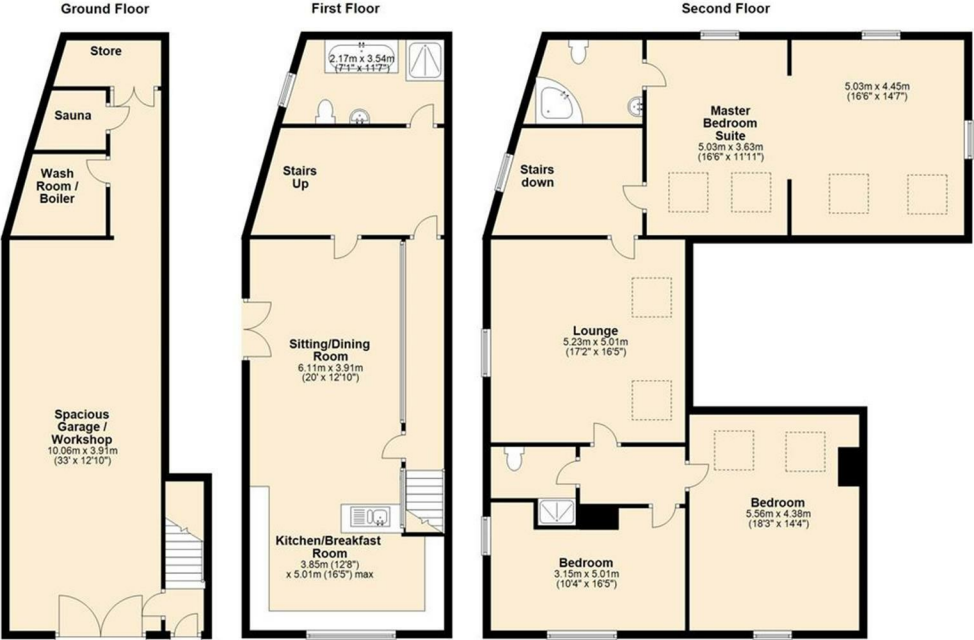


FOR SALE

Welsh Bridge House, Frankwell Quay, Shrewsbury, SY3 8LG

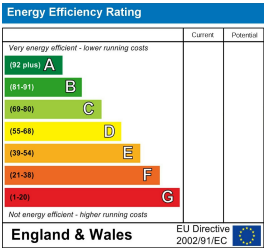


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007. Plan produced using PlanUp.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial



FOR SALE

Offers in the region of £495,000

Welsh Bridge House, Frankwell Quay, Shrewsbury, SY3 8LG

A most impressive Grade II Listed historic town house, providing a wealth of charm and character, with numerous period features and beautifully proportioned accommodation, set with an integral tandem garage, positioned on the edge of this historic and sought after town centre.



hallsgb.com

01743 236444

MILEAGES: Walking distance of town centre amenities.



2 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



- Prominent position
- Grade II Listed
- 3 storey accommodation
- Deceptively spacious
- Charm and character
- Integral tandem garage

DIRECTIONS
When leaving Halls Barker Street Office, turn left and proceed along Barker Street and down to the Welsh Bridge. Proceed over the Welsh Bridge and turn right towards the Theatre and Welsh Bridge House will be identified after a short distance on the right hand side.

SITUATION
The property is most delightfully and conveniently positioned in a sough after location, within a short distance of the excellent range of town centre amenities, which include a wide variety of shops , restaurants and social facilities. The property is located within close walking distance of the Quarry Park, which offers some stunning walks along the banks of the River Severn. Shrewsbury town centre also offers a rail service.

DESCRIPTION
Welsh Bridge House is a beautiful Grade II Listed town house, which contains an abundance of both charm and characterful features. The ground floor reception hall gives access to a tandem garage, with laundry, work shop and sauna room beyond. The first floor accommodation comprises a feature open plan living dining kitchen, bathroom and central reception hall with staircase rising to the second floor. Located on the second floor, is a beautiful lounge and a most impressive principle bedroom suite, which has an en-suite bathroom. The two remaining bedrooms are then served by a shower room.

ACCOMMODATION
Panelled part glazed entrance door with telecom entry system then leads into:-

ENTRANCE HALL
With access door to garaging. Staircase rising to:-

FIRST FLOOR RECEPTION HALL
With beamed ceiling, staircase rising to second floor and doorways off and to:-

FEATURE OPEN PLAN LIVING DINING KITCHEN
KITCHEN
With a wealth of attractive exposed beams, providing a range of eye and base level units comprising cupboards and drawers with worksurface area over and incorporating a twin bowl sink unit and drainer with mixer tap, space and plumbing for dishwasher, Rangemaster dual fuel cooker with double oven, grill and five ring gas hob unit with additional electric hotplate. Part tiled walls and tiled splash, glass fronted eye level display cupboard, integral full length fridge, integral full length freezer.

LIVING DINING AREA
With feature exposed beams, twin glazed french doors onto a Juliet style balcony.

BATHROOM
Providing a suite comprising low level WC, pedestal wash hand basin, tiled panelled deep fill Heritage bath. Generous shower cubicle with mains fed shower, inset tiling and shower screen, wall mounted heated towel rail. Fully tiled walls.

SECOND FLOOR LANDING
With access to loft space and doors off and to:-

LOUNGE
With feature vaulted ceiling, providing delightful period original exposed beams. Dual aspect windows.

PRINCIPLE BEDROOM SUITE
A truly impressive room, with a wealth of charming exposed timbers, window with lovely aspect over the Welsh Bridge and River Severn towards the County town of Shrewsbury. Dressing area with dual aspect windows and door to:-

BATHROOM
With tile effect flooring, providing a suite comprising low level WC, pedestal wash hand basin, corner panelled bath with mains fed shower over, majority tiled walls, exposed beams.

INNER HALL
With access to loft space and doors off and to:-

BEDROOM TWO
With exposed pine boarded flooring, delightful exposed timbers and beams. Dual aspect windows.

BEDROOM THREE
With dual aspect windows.

SHOWER ROOM
With a suite comprising low level WC, wall mounted wash hand basin, shower cubicle with mains fed shower, inset tiling and splash screen. Part tiled walls, extractor fan.

OUTSIDE
The property is approached off street to the front, whilst twin timber entrance doors lead to the integral tandem garaging.

GARAGING
With power and lighting.

LAUNDRY ROOM
With stainless steel sink unit with storage cupboards under, space and plumbing for washing machine, space for tumble dryer, wall mounted MAIN gas fired central heating boiler, Megaflow pressurised hot water cylinder, generous fitted shelving.

SAUNA
With full connection and seating.

WORKSHOP
With power and lighting.

GENERAL REMARKS

AGENTS NOTE
Prospective purchasers may be interested to note, that the vendor also owns an adjoining commercial premises, which is currently up for sale with Halls Commercial. For further information, please contact agents office.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

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

COUNCIL TAX
The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.