



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 English Bridge Court, Wyle Cop, Shrewsbury, SY1 1XH

£300,000
Guide Price

To view this property please call us on **01743 236 800** Ref: T7934/SL/lrd

A much improved and sympathetically updated, Grade II Listed cottage, situated in a secluded and tranquil courtyard enclave, within minutes of the vibrant town centre.

The property boasts well planned accommodation with rooms of pleasing dimensions, with many character features throughout, briefly comprising: entrance vestibule, sitting room, dining room, kitchen, utility area with cloakroom and wc. Three bedrooms and beautifully appointed bathroom. The property benefits from full gas fired central heating.

There are two ornamental wrought iron gates which allow access to an enclosed, secluded shared courtyard which is tended by the residents and shields the property from the sounds of the town beyond.

English Bridge Court is a selection of Grade II listed Georgian town houses on Wyle Cop, situated in a tranquil courtyard setting, with some properties enjoying views over the River Severn and the iconic English Bridge. English Bridge Court is well placed within easy reach of the town centre with many fashionable bars and restaurants, cultural attractions, Theatre Severn, Quarry Park and Dingle Gardens and the Shrewsbury Railway Station. The Shrewsbury bypass allows access onto the M54 motorway link which leads to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE VESTIBULE

SITTING ROOM

15'10" x 20'0" (4.83m x 6.10m)

The attractive sitting room has an open fireplace with surround and mantle.

Three original cast iron windows which have been sympathetically and effectively secondary double glazed with solid oak window sills.

Traditional column radiators.

Chestnut wood resilient flooring.

The room has three different zones with social/TV area, sitting area and working area.

DINING ROOM

12'4" x 13'2" (3.77m x 4.02m)

Log burning stove.

New high quality double glazed window overlooking the courtyard and door giving access to the USEFUL CELLAR.

Door leading to the courtyard.

Archway to:

KITCHEN

8'10" x 8'6" (2.70m x 2.59m)

Well appointed with a range of matching units.

Bosch hob, oven and combination grill/microwave and freestanding fridge.

Skylight.

UTILITY AREA

SEPARATE WC

Wash hand basin, wc

From the dining room, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

9'4" x 14'4" (2.84m x 4.37m)

New double glazed sash window to the courtyard.

Airing cupboard and over stairs store cupboard with hanging rail.

BEDROOM 2

15'10" x 6'7" (4.83m x 2.00m)

Windows to the front and side.

Wardrobe.

BEDROOM 3

8'10" x 4'9" (2.70m x 1.45m)

Newly secondary glazed window to the courtyard.

BATHROOM

Newly secondary glazed window to the courtyard.

Exceptionally well appointed.

Panelled bath with shower over.

Wash hand basin, WC

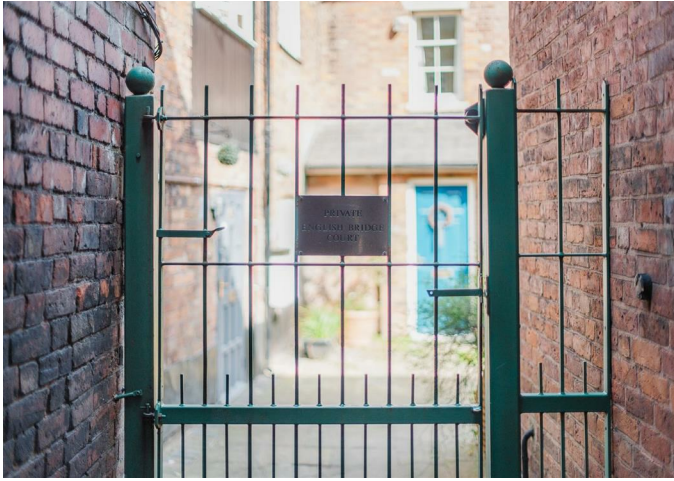
OUTSIDE THE PROPERTY

From Wyle Cop, two ornamental wrought iron gates allow access to an enclosed, secluded shared courtyard which is tended by the residents and shields the property from the sounds of the town beyond.



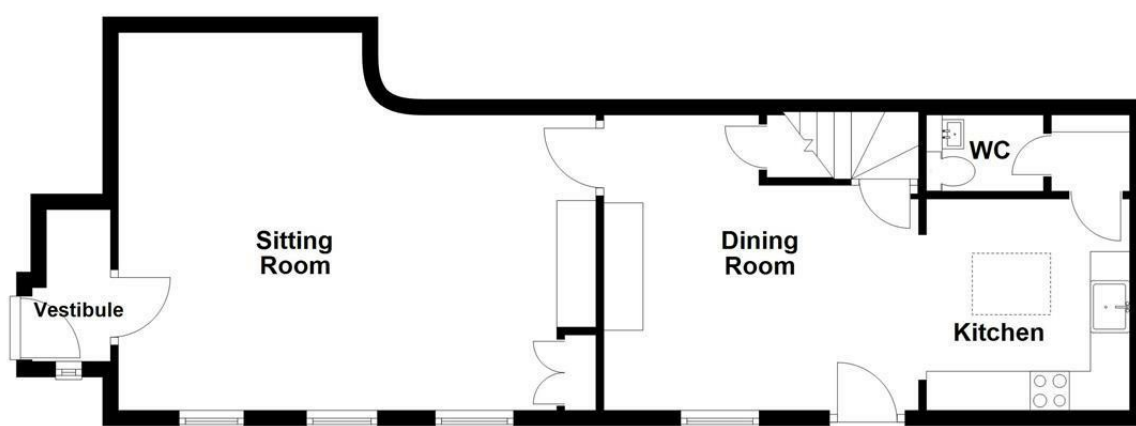




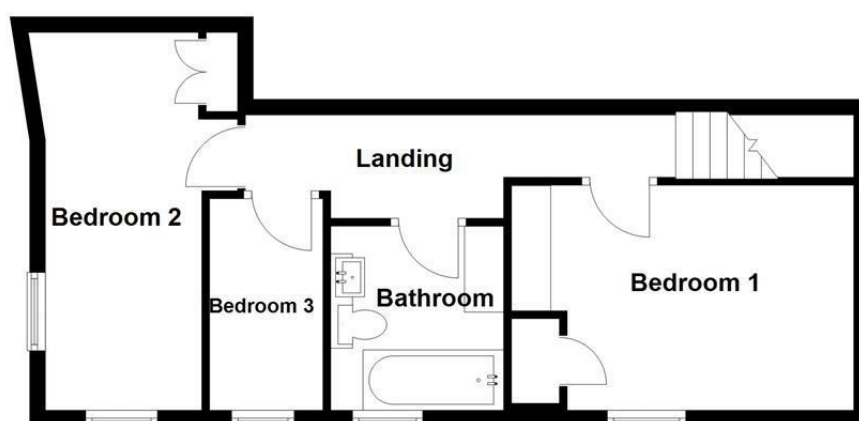


FLOOR PLANS ...

Ground Floor



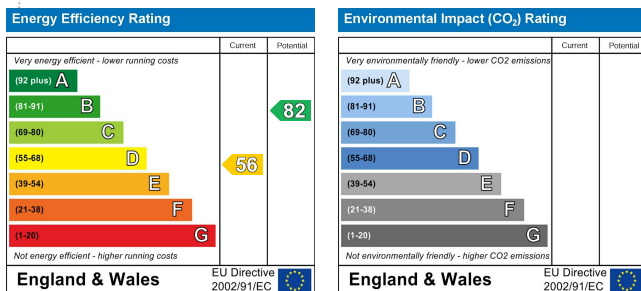
First Floor



Total area: approx. 1030.4 sq. feet

HOW TO FIND THIS PROPERTY

The property is best approached on foot from the town centre. Proceed down Wyle Cop, where the secluded English Bridge Court will be found on the left hand side (Just before Perfect 10), before reaching the English Bridge.



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

Council Tax Band: C

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.

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.

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