



6 Severn Bank, Shrewsbury, SY1 2JD

Shrewsbury & Country House Sales

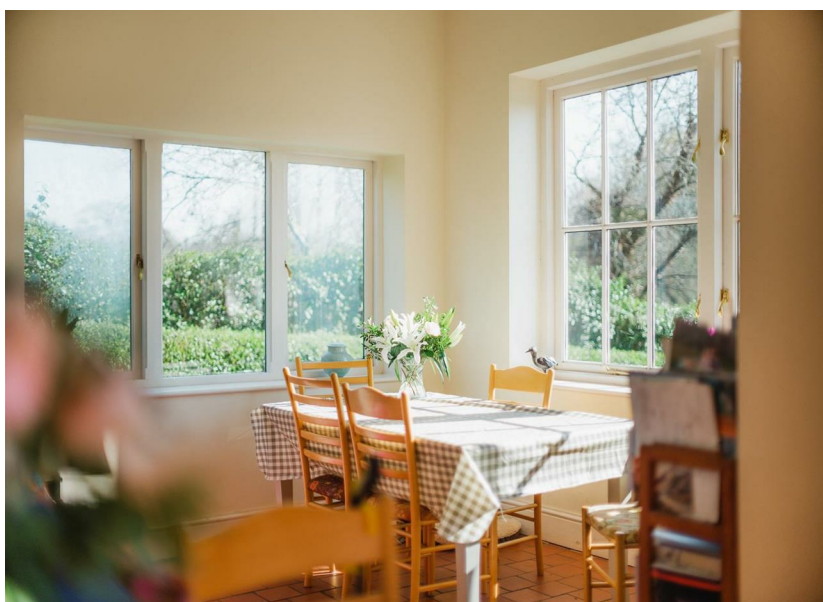
**MILLER
EVANS**



6 Severn Bank, Shrewsbury, SY1 2JD

£865,000

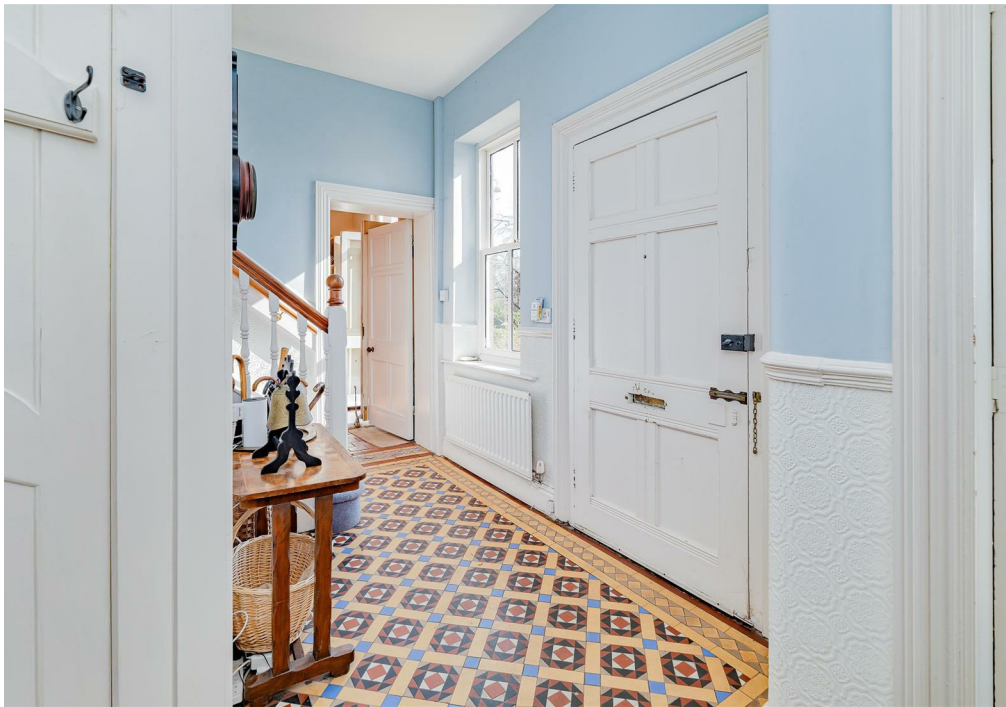
- An exceptional five bedroom detached period residence
- Set on the banks of the River Severn with outstanding views
- Well balanced accommodation enhanced by a wealth of original period features.
- Drawing room with double doors to the terrace and overlooking the River
- Sitting room and dining room
- Master bedroom with Juliette balcony enjoying River views, dressing room and en suite
- Four further bedrooms, shower room and family bathroom
- Mature gardens offering a perfect blend of lawn and planting and relaxation areas
- Large double garage
- Peaceful and picturesque setting



Set on the banks of the River Severn in the heart of Shrewsbury, this exceptional five bedroom detached period residence enjoys an enviable position with views stretching along the river's gently widening course. The setting is peaceful, picturesque and ever changing with the seasons, offering a rare opportunity where in a home where location and outlook are as impressive as the property itself.

The residence offers generous well balanced accommodation, rich in character and enhanced by a wealth of original period features. There is an impressive entrance hall leading to a series of well proportioned reception rooms including a spacious drawing room, a sitting room/dining room. At the heart of the home lies a spacious family kitchen, thoughtfully designed with a welcoming breakfast area that enjoys views over the garden towards the river beyond. A ground floor shower room adds practicality to the layout. On the first floor level is a principal bedroom with French doors and Juliette balcony, the bedroom benefits from an en suite bathroom and enjoys elevated views across the river Severn. There are four further well sized bedrooms which are served by a family bathroom, offering ample accommodation for family and guests alike.







GARDENS AND GROUNDS

There is a large double garage with access from Burton Street. The garage provides extensive parking and storage. The mature gardens offer a perfect blend of lawn and planting and relaxation areas. A terrace positioned to take full advantage of the outstanding river views provides an ideal setting for outdoor dining and entertaining.

SITUATION

Severn Bank is one of Shrewsbury's most desirable and picturesque residential addresses, renowned for its tranquil riverside setting, alongside the curve of the River Severn. Severn Bank offers a sense of privacy and exclusivity whilst remaining a short distance from the historic town centre of Shrewsbury, with excellent amenities including independent shops, cafe's, cultural landmarks, the Shrewsbury Railway Station, Theatre Severn and the Quarry Park and Dingle Gardens.

ENTRANCE HALL

DRAWING ROOM

16'9" x 14'7"

KITCHEN

23'0" x 8'4"

BREAKFAST ROOM

12'7" x 10'8"

REAR LOBBY

PANTRY

5'0" x 6'3"

DINING ROOM

11'5" x 13'1"

SITTING ROOM

16'0" x 10'0"

UTILITY ROOM

11'2" x 3'0"

SHOWER ROOM

Stairs from the entrance hall to BASEMENT providing useful storage.

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING with large airing cupboard.



DRESSING AREA
7'3" x 8'4"

MASTER BEDROOM
17'11" x 10'8"
Double doors to Juliette Balcony

EN SUITE SHOWER ROOM

BEDROOM 2
13'6" x 14'7"

BEDROOM 3
11'5" x 9'10"

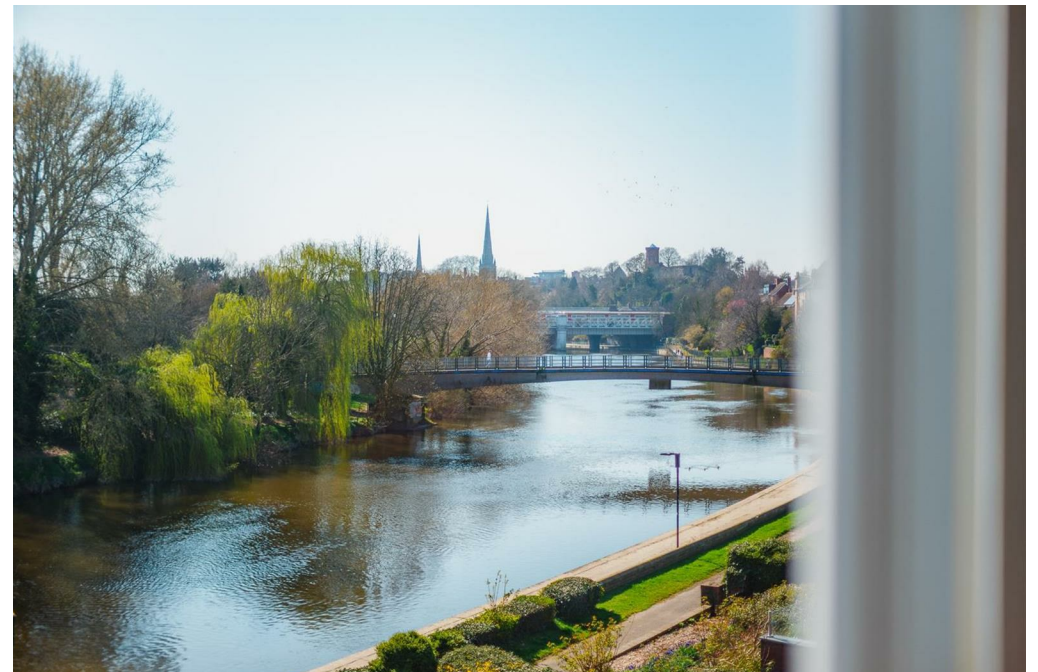
BEDROOM 4
11'5" x 10'0"

SHOWER ROOM

BEDROOM 5
8'8" x 9'7"

FAMILY BATHROOM

LARGE DOUBLE GARAGE
18'9" x 26'0"



HOW TO GET THERE

By Car, leave the town centre on St Michaels Street. Turn right into Gasworks Lane. Continue for a short distance, turning right into North Street. Take the second turning on the right into West Street. Bear left into Burton Street. Arrival is at the rear aspect of the property, where there is access to the large double garage and a further gateway with intercom system, to alert the owners of expected visitors. Please use the postcode SY1 2JW which will take you directly to Burton Street.

| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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.

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.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

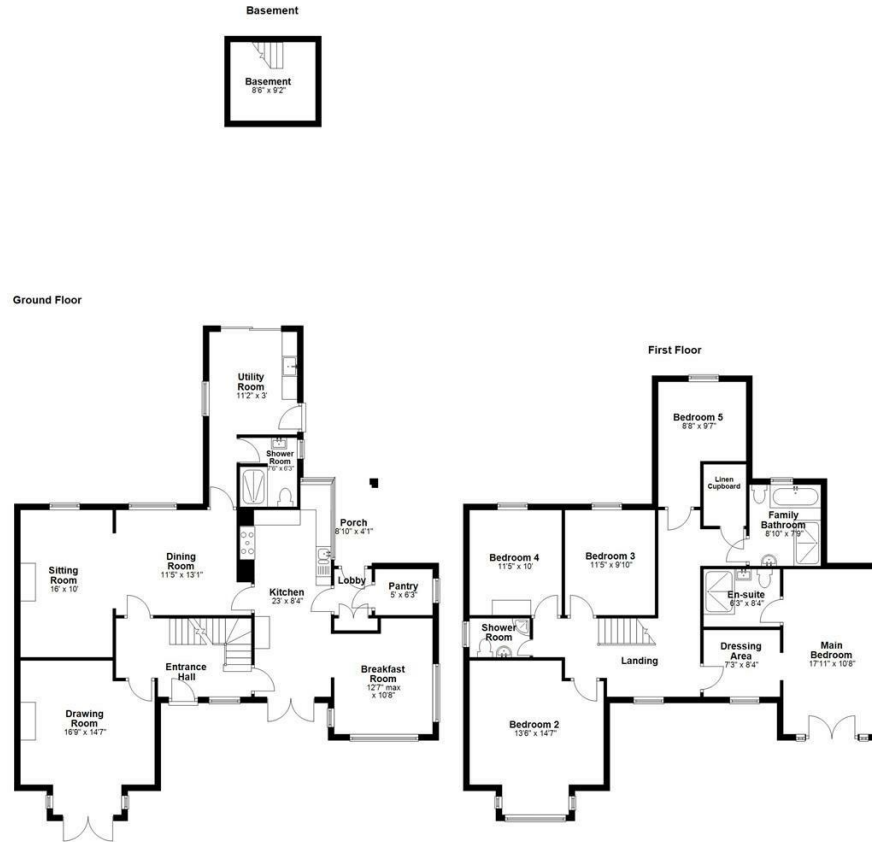
We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : F

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury, SY1 6ND

**MILLER
EVANS**



FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
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