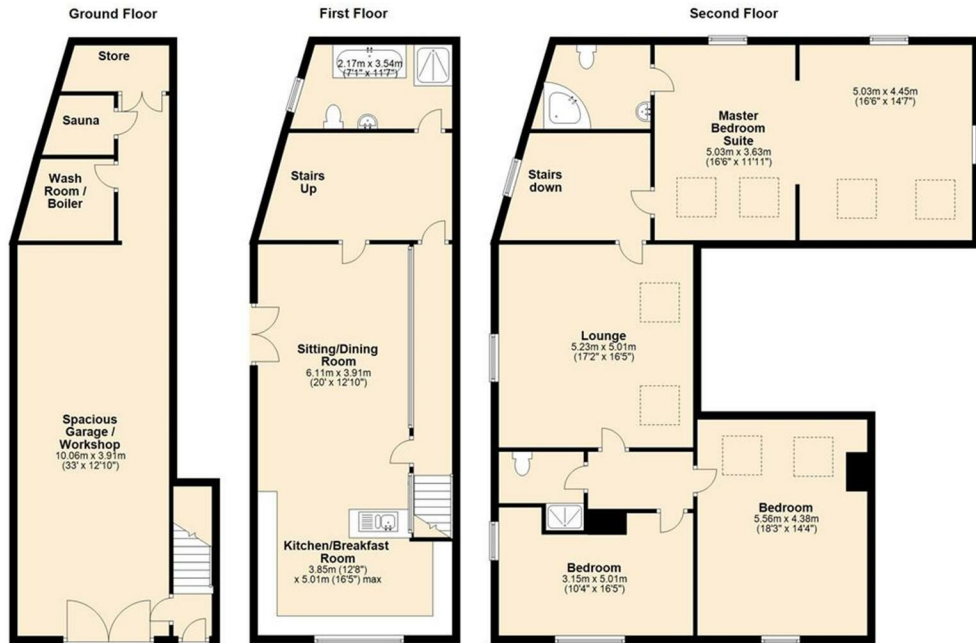


FOR SALE

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

Halls 1845



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

FOR SALE

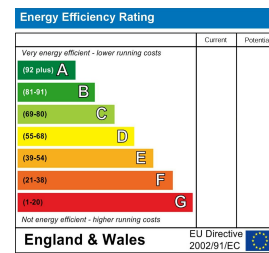
Offers in the region of £495,000

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

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



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.



01743 236444

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



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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

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 work surface 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, Megaflo 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 £30 (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.