



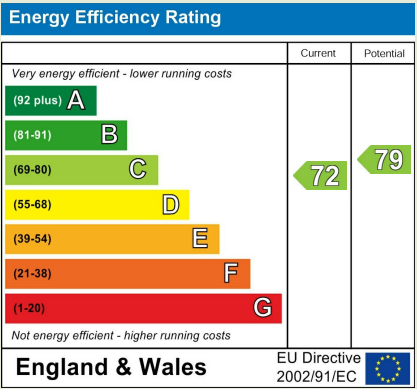
# 4 THE OLD SCHOOL ST GEORGE'S COURT | SHREWSBURY || SY3 8BG



A most attractive and spacious ground floor apartment with allocated parking space, being within walking distance of town centre.

AVAILABLE FROM MID JUNE 2026

**£775 Per Calendar Month**



**Property to let?** We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

**Do you require lettings or property management advice?** We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

**Do you require compliance advice?** We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.

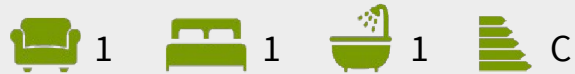


**SHREWSBURY LETTINGS**  
2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ  
☎ 01743 236444 ✉ shrewsbury@hallsgb.com  
➡ www.hallsgb.com



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 are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



- Ground Floor apartment
- Neatly presented
- Spacious accommodation
- 1 allocated parking space
- Town centre location
- EPC - C

#### DIRECTIONS

From the Barker Street office proceed to the traffic lights and head straight over the Welsh bridge and into Frankwell. At the roundabout take the left turning onto Cophorne Road. After a short distance the property will be found on the right hand side.

#### SITUATION

The property is ideally located within a conservation area close to Shrewsbury Town Centre which offers a comprehensive range of social and leisure amenities together with a rail service. Also close by are some delightful riverside walks through The Quarry.

#### DESCRIPTION

4 The Old School is a highly desirable apartment which provides well proportioned accommodation and a parking space in a highly convenient town location.

#### ACCOMMODATION

Panelled part glazed entrance door leads into:

#### ENTRANCE HALL

With boiler cupboard housing the wall mounted gas fired central heating boiler. Doors off and to:



#### OPEN PLAN LIVING DINING KITCHEN

Providing a range of eye and base level storage units comprising cupboards and drawers with extensive work surface area over and incorporating a stainless steel sink unit and drainer with mixer tap. Integral electric oven and grill with 4 ring gas hob unit over. Part tiled walls and tiled splash. Integral washing machine. Integral fridge freezer.

#### BEDROOM

With radiator and two tall windows.

#### SHOWER ROOM

With tiled floor. Providing a white suite with low level WC, pedestal wash hand basin and large walk in shower cubicle with mains fed shower with drench style head and additional feeder shower attachment. Wall mounted chrome heated towel rail and extractor fan.

#### OUTSIDE

The apartment provides one designated parking space.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

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

#### SERVICES

Mains water, electricity, gas and drainage are understood to be connected.

#### TERMS OF LEASE

Available on an assured periodic tenancy. A security deposit of 5 weeks will be required to be held by the DPS. A holding deposit of 1 weeks rent is required to enable us to carry out our referencing.



#### COUNCIL TAX

The property is in Council Tax band 'A' on the Shropshire Council Register.

#### VIEWINGS

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

