



3 ST. GEORGES STREET
FRANKWELL | SHREWSBURY | SY3 8QA





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Walking distance of town centre

A STRIKING DOUBLE FRONTED VICTORIAN HOUSE, OFFERING GREATLY IMPROVED ACCOMMODATION, SET WITH LOVELY LANDSCAPED GARDENS IN THIS SOUGHT AFTER LOCALITY.

Most desirable and convenient location
Sympathetically enhanced accommodation
Beautiful Grade II Listed period house
Attractively proportioned rooms
Delightful landscaped gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre proceed over the Welsh Bridge to the Frankwell roundabout. Take the 3rd exit onto Drinkwater street and then 1st right on to St Georges Street. The property will be found after a short distance on the left hand side.

SITUATION

The property occupies a most desirable position in a sought after and well established residential area, being particularly close to the town centre which is within easy walking distance. Shrewsbury town centre offers a fashionable and extensive range of amenities which includes an excellent shopping centre, modern theatre, range of leisure facilities including bars and restaurants. In addition the property has ready access to some delightful riverbank walks and purchasers will be pleased to note there is a rail service available in the town centre.

PROPERTY

Located in one of Shrewsbury's most desirable and attractive conservation areas, just a short walk from the historic town centre, this charming double-fronted Grade II listed Victorian home offers an exceptional blend of period elegance and modern style.

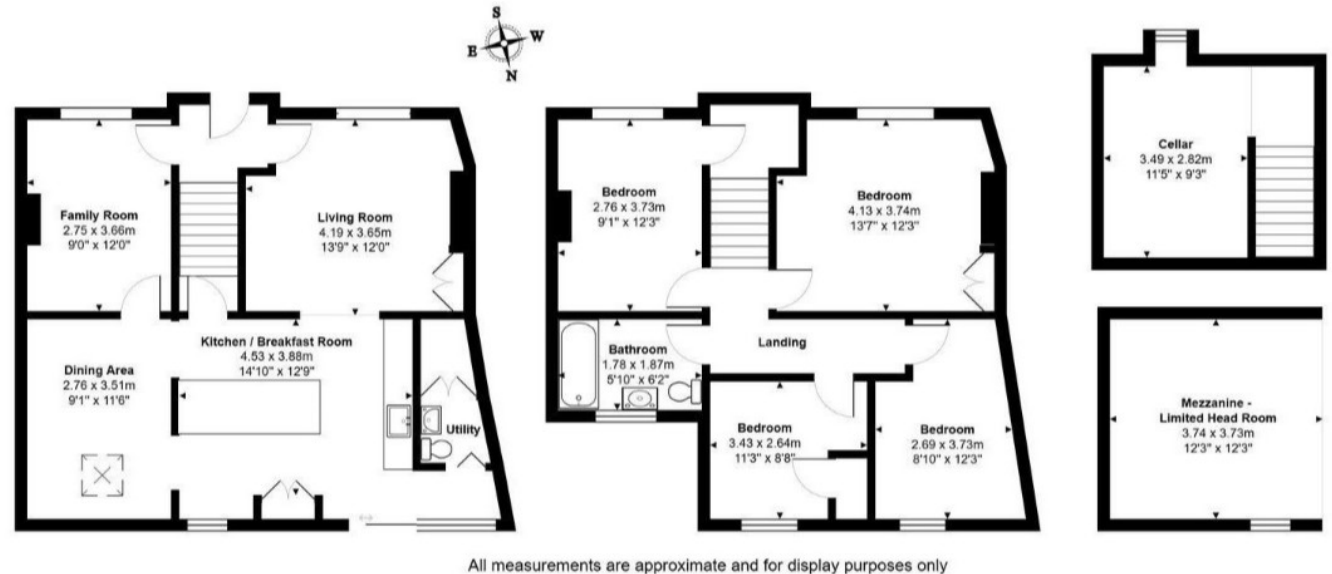
The current owners have carried out a number of thoughtful improvements, including the reconfiguration of the accommodation and the installation of a high-quality bespoke kitchen and bathroom, creating a warm and inviting home that's perfectly suited to modern living.

On the ground floor, an attractive living room with a log-burning stove provides a cosy space, while the separate family room features a bespoke range of fitted storage units, offering excellent flexibility as a reading room, playroom or snug.

The heart of the home is the superb open-plan kitchen and dining room, which enjoys underfloor heating and is fitted with an extensive range of units topped with quartz worktops and splashbacks. A large central island with matching quartz surface provides an excellent space for eating and socialising, complemented by a range of integrated Neff appliances and a boiling water tap. Sliding doors open directly onto the landscaped rear garden, seamlessly connecting the indoor and outdoor spaces.

Also on the ground floor is a practical utility room with WC, along with access to a cellar room, which also benefits from underfloor heating and is currently used as a home office/gym, offering further flexible space.

To the first floor, there are four bedrooms, including three doubles, all served by a beautifully appointed family bathroom with attractive quality fittings and tasteful finishes.





OUTSIDE

The landscaped rear gardens have been designed for easy maintenance and year-round enjoyment. They include a section of artificial lawn, bordered by raised beds, with steps leading up to a generous sun terrace, perfect for entertaining and outdoor dining.

This is a rare opportunity to purchase an elegant and well-presented period property in a prime central Shrewsbury location, combining character, convenience and contemporary comfort.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

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

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – D



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



