

7 Bishopstone Mansions Town Walls Shrewsbury SY1 1UE



3 Bedroom House - Townhouse
Offers In Excess Of £450,000

The features

- 3 BEDROOM TOWN HOUSE WITH GARAGING
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- LOUNGE, DINING/SITTING ROOM, KITCHEN, UTILITY, CLOAKROOM
- 2 FURTHER BEDROOMS AND BATHROOM
- EPC RATING TBC
- ENVIABLE LOCATION ON THE OLD TOWN WALLS
- WORKS REQUIRED TO RESTORE TO ORIGINAL HOME
- PRINCIPAL BEDROOM WITH EN SUITE
- COMMUNAL COURTYARD GARDENS - DOUBLE GARAGE AND PARKING



*** SPACIOUS TOWN HOUSE WITH GARAGING ***

An opportunity to purchase this spacious and versatile Town House which requires works to restore to its original layout - located in a lovely gated community on the old Town Walls.

Being a short stroll from all of the Town's amenities, recreational facilities, schooling and lovely walks through the famous Shrewsbury Quarry and along the loop of the River Severn. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, First Floor Lounge, Dining/Sitting Room, Kitchen, Cloakroom and on the Ground Floor Principal Bedroom with Bathroom, 2 further Bedrooms and Shower Room.

The property has the benefit of gas central heating, well maintained, walled courtyard style gardens, garaging and parking.

Offered for sale with no upward chain.

Property details

LOCATION

Occupying an enviable quiet courtyard location on the edge of the historic Town Walls being a short stroll from all of the Town centre amenities and famous Quarry Park with riverside walks, the Wyle Cop which is renowned for being the longest UK row of independent shops, bars, cafe's, bistro's, restaurants and recreational facilities such as Theatre Severn. There are excellent schools nearby including The High School and Shrewsbury School.

IMPORTANT NOTE

Please note - the property has recently been used for rental purposes and requires works to restore to its former glory as a Town House which will offer spacious and versatile accommodation over two floors to conform with the Freehold restrictions and will be a part of the completion requirements - for further information please speak with the sales team.

RECEPTION HALL

Entrance door with glazed fan light to Reception Hall, window to the side, tiled flooring, radiator. Understairs storage and cloaks cupboards.

PRINCIPAL BEDROOM

with window overlooking the courtyard, built in wardrobes, radiator.

EN SUITE BATHROOM

with suite comprising panelled bath with shower unit, wash hand basin and WC. Complementary tiled surrounds.

BEDROOM 2

with window overlooking the courtyard, built in wardrobes, radiator.

POTENTIAL EN SUITE

Potential Shower Room with WC and wash hand basin.

BEDROOM 3

with window overlooking the courtyard, radiator.

STORE ROOM

which is part fitted as a shower room.

UTILITY ROOM

currently fitted with range of units incorporating single drainer sink unit and comprising cupboards and drawers. Tiled floor, radiator.

FIRST FLOOR

From the Reception Hall staircase leads to the First Floor Landing with glazed roof light, tiled floor.

CLOAKROOM

with WC and wash hand basin, tiled floor.

LOUNGE

A generous First Floor Lounge which is naturally well lit by two windows overlooking the courtyard - please note this room has been modified to a Bedroom with adjacent shower room.

SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Tiled surrounds.

DINING/SITTING ROOM

having two windows overlooking the courtyard, radiator.

Please note this room is currently divided with a plasterboard wall which will require removal.

HOME OFFICE

with door to Shower Room.

KITCHEN

Fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and some integrated appliances, tiled surrounds and matching eye level wall units. Tiled flooring, radiator and glazed roof lighting.

OUTSIDE

The property is located in a private gated courtyard with the benefit of parking space and double garage. There are delightful communal gardens surrounding the development.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold with a share of the Freehold and subject to a 999 year lease, with 148 remaining. The annual ground rent is £140.00 and the annual service charge is £2740.00. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band F - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

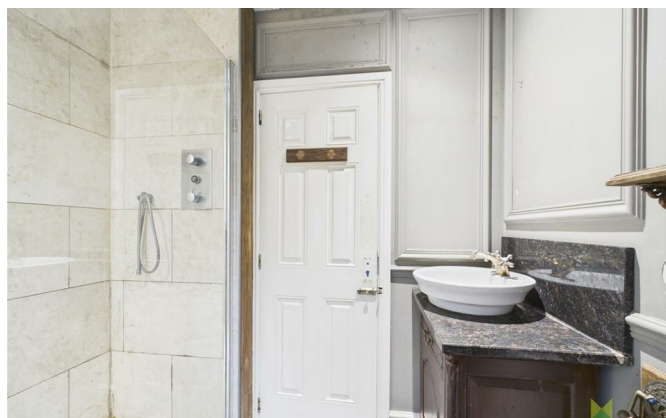
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

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 (CO₂) 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	

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