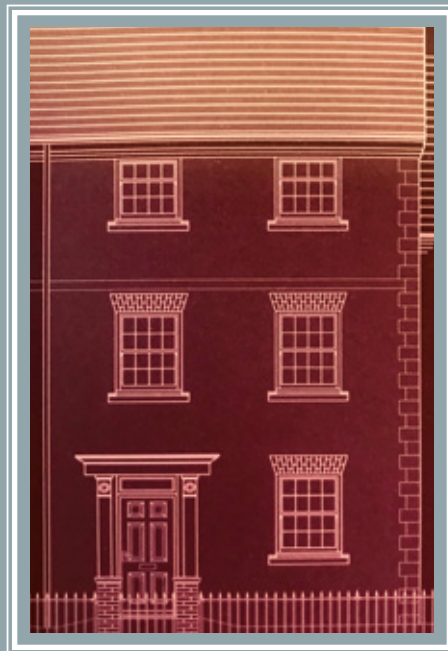


9 TOWN WALLS



SHREWSBURY ♦ SY1 1TW

GUIDE PRICE £615,000



STUNNING CONTEMPORARY TOWN HOUSE

9 TOWN WALLS, SHREWSBURY, SY1 1TW

Open Plan Living ♦ Kitchen ♦ Dining Room ♦ Lounge ♦ 4 Double bedrooms ♦ 3 Bathrooms ♦ Decked sun terrace ♦ Private residents parking ♦ Walking distance to Town Centre

Sophisticated town house in the centre of Shrewsbury offering stylish living over 3 floors

Situation

9 Town Walls is a striking town house set over three floors with gardens and parking and the property has benefited from a contemporary makeover.

Within the loop of the River Severn in Shrewsbury Town Centre, the townhouse offers beautifully presented living accommodation and an impressive walled rear garden. Within easy walking distance of the town centre, an 800-seat theatre, Shrewsbury Cathedral, an award winning 23-acre town park and a host of national and artisan food and retail outlets.

Shrewsbury is renowned for the excellence of its schools within both the state and private sectors and also has a quality University presence. The town is within an hours' travel time of BHX Airport and has an expanding mainline rail service with direct trains to Birmingham and London whilst at the same time benefiting from being within a short drive of the spectacular Shropshire Hills.

The property benefits from close proximity to Superfast Fibre 2 Cabinet enabling speeds of up to 80Mb with Superfast Fibre 2 and there is excellent mobile 4G reception.

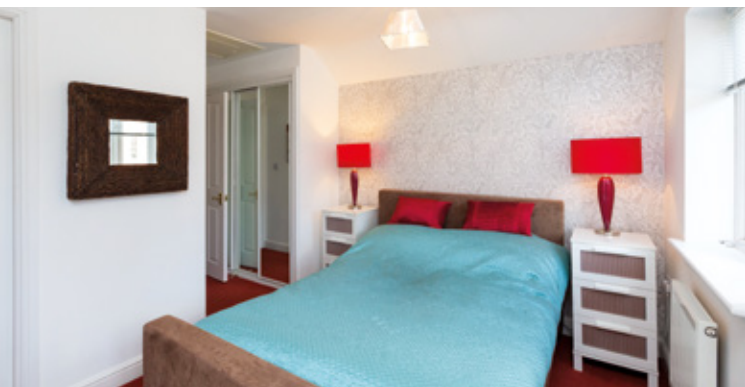
Description

9 Town Walls is an immaculately presented 3 storey town house with private parking, enclosed gardens, stunning kitchen and an open plan contemporary ground floor. There are two upper floors with 4 bedrooms and 3 bathrooms and the main bedroom with balcony overlooking the garden could be used as a formal lounge. The ground floor of the property has a spacious hallway with cloakroom and the extensive wooden flooring leads from the front door through into an impressive open kitchen/dining area.

The kitchen is fitted with a range of black and white contrasting high gloss units with solid wood worktops, a central island featuring inset sink and drainer, a double oven Rangemaster cooker with extractor hob over, integrated fridge/freezer, washing machine and dishwasher. French doors open onto the rear sun-deck and terraced garden.

The dining area is an excellent entertaining space with side window and large opening into the open plan lounge/sitting room with double glazed sash window to the front garden.





On the first floor there are two double bedrooms, the first with a double aspect and French doors to a balcony overlooking the garden, this room could transform into a formal first-floor lounge. The second bedroom benefits from triple mirror fronted built in wardrobes and an en-suite bathroom with shower over.

The second-floor comprises two further double bedrooms, one featuring built in triple wardrobe with mirror fronted doors and an en-suite shower room, the second room on this floor runs the full width of the house and has two windows overlooking the frontage. The family bathroom is on this floor.

Outside

To the front of the property, a wrought iron fence and gate opens from Town Walls to a private path and garden which leads to the front door.

To the rear, French doors open from the kitchen onto the decked terrace which continues around to the side of the house with a timber gate leading to the allocated parking area. The garden has high walls with a sun deck terrace and an artificial lawned area which is perfect for alfresco dining.

There is a timbered garden office that is fully fitted and connected.

Directions

Taking the route via The English Bridge towards Shrewsbury Town Centre, the left hand lane approaching town leads onto Town Walls and the property is 300 metres along the single carriageway road on the right hand side, opposite the signed Shrewsbury High School for Girls. The private car park is directly next to the property with allocated parking marked Number 9.

Tenure: Freehold

Services: Mains water, electricity and drainage.

Local Authority: Shropshire Council- Band E

The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sales particulars.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

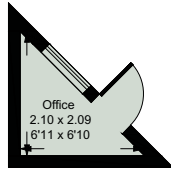
It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.

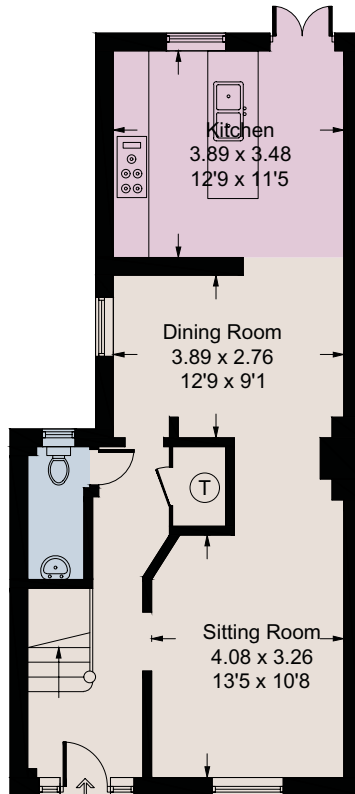
FLOORPLANS

Gross internal area (approx):
House = 155 sq m / 1668 sq ft
Office = 2.2 sq m / 24 sq ft

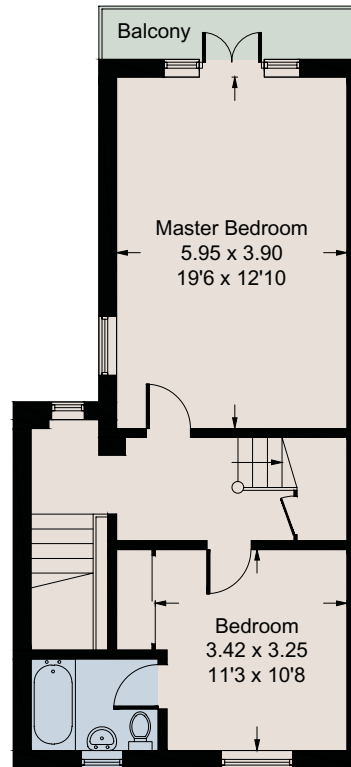
For identification only. Not to scale.



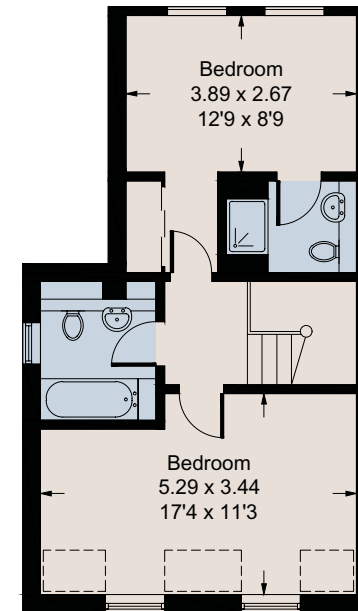
= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

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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			
		74	82

