

9 Whitehall Street, Shrewsbury





A beautifully appointed town residence found close to the English Bridge and the River Severn.

Summary of accommodation

Ground floor Hall | Open plan kitchen/dining room
Sitting Room | Cloakroom

First floor Four bedrooms | Two bathroom

Outside Gravelled driveway with ample parking
Large rear garden | Store

Distances

Shrewsbury town centre 0.5 miles, Oswestry 17 miles,
Ludlow 30 miles, Chester 40 miles, Birmingham 50 miles,
Liverpool 65 miles.
(Distances and time approximate)



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Situation

The historic County Town of Shrewsbury offers an excellent range of amenities including a large variety of boutique and specialist shops, art galleries, artisan foods and drinks, a superb choice of cafes, bars and restaurants, cinemas and theatres. The nearby Quarry Park offers 29 acres of flower gardens, parkland and riverside walks.

Whitehall Street is ideally placed for a good selection of State and Private schools including Shrewsbury School, Shrewsbury High School for Girls as well as an impressive range of preparatory schools.

The A5 provides excellent communications with Telford, Wolverhampton and Birmingham available via the M54 and national motorway network with Oswestry and Chester to the north. Shrewsbury Train Station provides main line services to London Euston and international airports available at Liverpool, Birmingham and Manchester.

The Property

A generously sized, part bricked hallway is accessed via the front door with engineered oak flooring and providing space for coats and shoes; from here, there are two main rooms to the left and right, and stairs to the first floor. To the left is a generous contemporary kitchen/breakfast room with a large dining area which has been opened up to create a fantastic open plan living space. A set of bi-fold doors lead from the well equipped kitchen onto a terraced area and garden beyond which is screened by walls to two sides. Off the kitchen are two further rooms, one providing office space or playroom with window overlooking the garden and the other room providing W.C., utility and storage area.

Across the hallway is an airy sitting room with log burner effect fire and oak flooring and benefitting from plenty of natural light. The hallway gives access to the first floor where there are four good sized bedrooms, one with en suite and two with fitted wardrobes, a large family bathroom with rain effect shower



head completes the upper floor. All bedrooms are light and spacious and beautifully presented, as are the recently decorated and immaculate shower and bathrooms.

Gardens and grounds

A terraced area to the rear of the property creates a delightful seating space, the garden offers fantastic scope for entertaining where a large storage area can be found. The property offers parking for two or three cars.







Directions (Postcode SY2 6BG)

From the English Bridge, head away from the town centre, towards Abbey Foregate and take the left-hand road passing the Abbey on your right-hand side. Upon reaching the bend, follow the road around to the left where you will see Whitehall Road on the right; No 9 is positioned on the corner of Whitehall Road and parking is available in the driveway or off road.

<https://w3w.co/gallons.cover.plants>

Property information

Services: Main's water, drainage, and electricity. Gas fired central heating

Local Authority: Shropshire council. Tel: 0345 678 9000

Council Tax Band: TBC

Tenure: Freehold

Viewings

All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank.



9 Whitehall Street

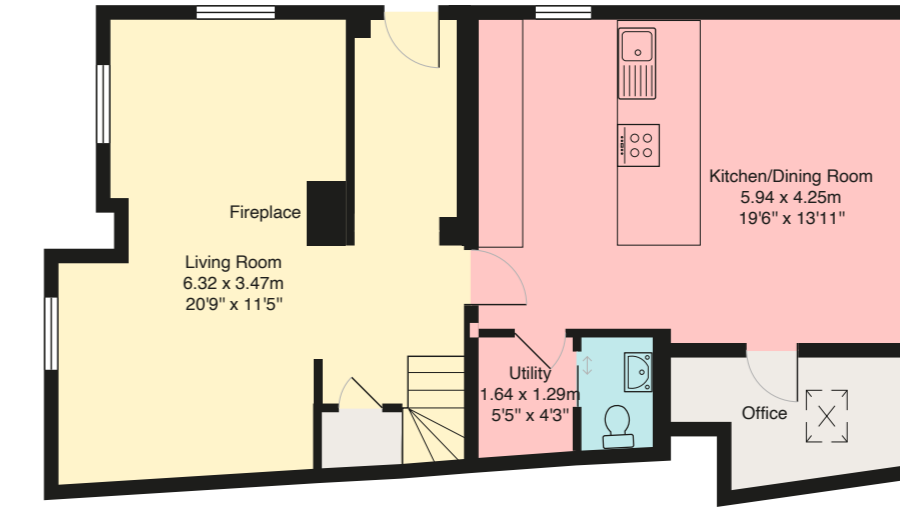
Approximate Gross Internal Floor Area

Main House = 131 sq m / 1,416 sq ft

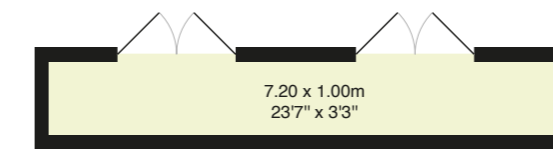
Garden Store = 7 sq m / 75 sq ft

Total = 138 sq m / 1,491 sq ft

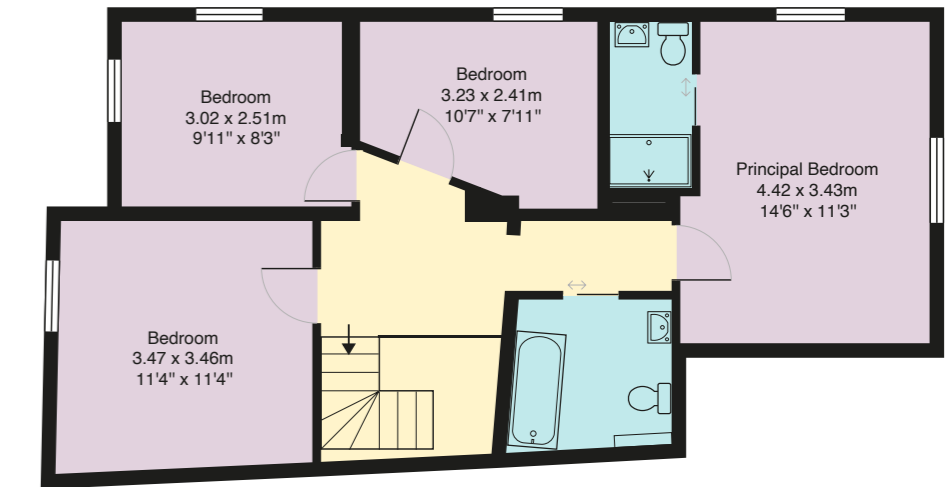
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



Garden Store



First Floor

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [May 2023]. Photographs and videos dated [July 2022].

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