



3 St. Chads Terrace
Shrewsbury, Shropshire

STRUTT
& PARKER

BNP PARIBAS GROUP

A superbly presented Georgian town house situated within the “Loop” of the River Severn

3. St Chads is a recently renovated 4 bedroom Grade II listed property with extensive dining and entertaining space. Enjoying a south facing courtyard garden and views over the Quarry Park



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



PARKING PERMITS AVAILABLE



GARDEN



FREEHOLD



TOWN



1,815 SQ FT



OFFERS IN EXCESS OF £675,000

The property

3 St Chad's Terrace is a fine, upstanding Grade II listed Georgian terraced town house with glorious views over the stunning Quarry Park and across the River Severn to Shrewsbury School. The house is beautifully presented throughout and combines period features with contemporary styling. Once through the entrance hall, enhanced by Georgian features and high ceilings, the formal dining room is located to the front of the property. An open fireplace, working shutters and wooden floors are superb features of the room. The drawing room is a wonderful space for entertaining and leisure with bi-fold doors leading to the secluded courtyard, providing plenty of natural light. The room includes a hardwood floor, an inset log burner and useful space for storage. A passage which runs parallel to both the drawing and dining room is an additional benefit which leads out to St Chad's Terrace, and is currently used for storage.

From the drawing room, stairs descend down to the bespoke open plan Anthony Lewis kitchen, fitted with modern units and integrated appliances including a

fridge/freezer, washing machine, dishwasher, double oven, wine cooler and breakfast bar, as well as a WC, study/utility/bar and pantry. The lower ground floor benefits from natural light from the ground floor as a glass panel is situated in the ceiling. Original beams, fully refurbished windows and spotlighting create a luxurious ambience throughout. The first floor includes a spacious family bathroom featuring a walk in shower, roll top bath, a heated towel rail and vanity units with a double basin. The elegant principal bedroom features a distinctive period fireplace alongside a bespoke full-wall wardrobe, providing plenty of storage. The remaining three bedrooms on the second floor boast views of the Quarry Park and St Chad's Church. An additional shower room with WC is conveniently located on this floor.

Outside

The house has a delightful south west facing paved garden with raised beds offering all year round colour. The garden is a wonderful outside space for dining and entertaining. There are residents parking permits available. Please speak to the agent for more details.

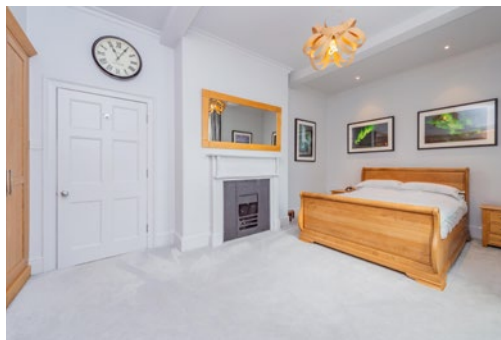


Location

Situated within the much sought after River Severn Loop, in the historic center of Shropshire's county town of Shrewsbury, St Chad's Terrace is situated next to the Quarry Park, 29 acres of flower gardens, parkland and riverside walk and opposite the distinctive round church of St Chad's. It is close to the excellent range of amenities within the town including a variety of bespoke shops, a superb choice of cafes, pubs and restaurants, cinemas and theatres.

In addition to the wonderful life style opportunities within the town, Shrewsbury has a wide range of highly regarded schools, both within the private and state sectors.

Shrewsbury train station is just half a mile away from the house, providing direct services to Birmingham New Street and London Euston. The A5/M54 connects through Telford to the West Midlands and the national motorway network beyond.



Distances

- Shrewsbury town centre 0.2 miles
- Telford 16 miles
- Oswestry 20 miles
- Chester 43 miles
- Birmingham 48 miles

Nearby Stations

- Shrewsbury Train Station 0.8 miles

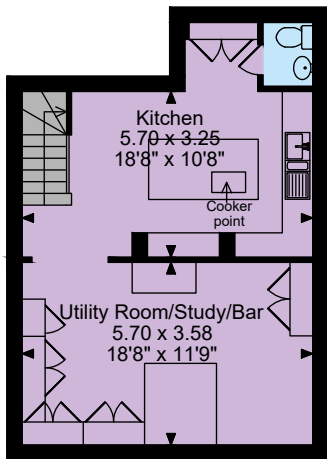
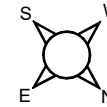
Key Locations

- The Quarry Park
- Theatre Severn
- Shrewsbury Market Hall
- River Severn
- National Trust-Carding Mill Valley and The Long Mynd
- The British Ironworks Centre

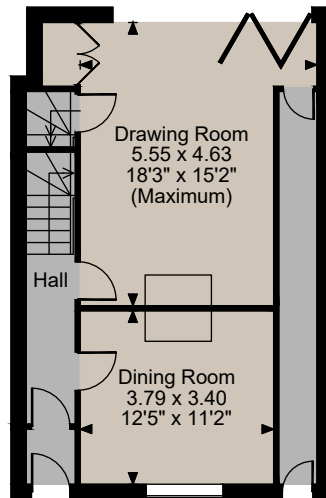
Nearby Schools

- Shrewsbury School
- Shrewsbury High School GDST
- St Winefride's School
- Severnvale Academy
- Shrewsbury College
- Meole Brace School
- The Priory School
- Coleham Primary School
- St Georges Primary School
- Saint Giles' Church of England Primary School
- Prestfelde Preparatory School
- Woodfield Infant School

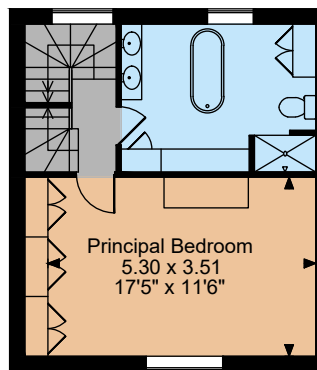




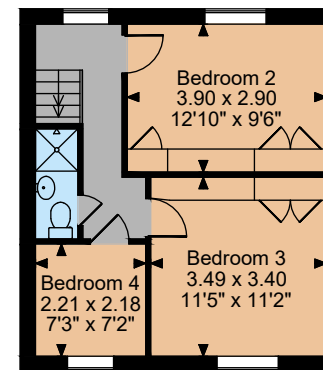
Lower Ground Floor



Ground Floor



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8633198/SS



Floorplans

House internal area 1,815 sq ft (169 sq m)

For identification purposes only.

Directions

Postcode: SY1 1JL

What3words: aspect.shadow.ropes

General

Local Authority: Shropshire Council

Services: Mains electricity, gas, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: C

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves and easements: 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.

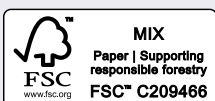
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