



STRUTT  
& PARKER

10 St Mary's Street  
Shrewsbury


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BNP PARIBAS GROUP




# An end-terrace Grade II listed 3 bedroom townhouse located within the town's coveted Severn Loop


An attractive attached family home featuring large sash glazing, high ceilings and elegant neutral décor throughout. It sits in a sought-after central location at the heart of the town centre, a short distance from the banks of the River Severn, local schools and town centre amenities including the station.




**3 RECEPTION ROOMS**




**3 BEDROOMS**




**2 BATHROOMS**




**GATED PARKING**




**PAVED TERRACE**




**FREEHOLD**



**TOWN CENTRE**



**1,809 SQ FT**



**GUIDE PRICE £550,000**

## The property

Dating from the early 19th century and once a lodge house to St Mary's Court, 10 St Mary's Street is a handsome red brick end-terrace residence offering light-filled accommodation arranged over two floors.

Configured to provide a practical and cohesive living and entertaining environment, the property combines elegant neutral décor and generously proportioned rooms throughout with a wealth of period features including large sash glazing, high ceilings with fine cornicing, original fireplaces, some picture rails and dado rails throughout. The accommodation flows from a welcoming gable end entrance lobby and through reception hall with useful storage, a fitted utility room with a Belfast sink and quarry-tiled flooring and a door to the side aspect parking area. It briefly comprises a drawing room with two large front aspect sash windows and a feature angled wall with a fireplace with woodburning stove. Double doors open to a neighbouring dining room, also with two large front aspect sash windows and with a blocked-up feature fireplace. The ground floor accommodation is

completed by a dual aspect kitchen/breakfast room. It also has two large front aspect sash windows and a blocked-up fireplace, and benefits from wooden flooring, a range of contemporary wall and base units, complementary work surfaces and splashbacks, modern integrated appliances and space for a good-sized table for more informal meals.

On the first floor a generous landing lit by a large sky lantern provides a useful cloakroom. It gives access to the property's three generous double bedrooms, all with two large front aspect sash windows topped by feature triangular glazing together with enclosed ceiling beams and blocked-up fireplaces. The dual aspect principal bedroom has a feature angled wall and an en suite shower room. The dual aspect second bedroom benefits from Jack and Jill access to a modern en suite family bathroom, also accessible from the landing.

## Outside

Having plenty of kerb appeal, the property is accessed from the pavement through a gable end front door in a pedimented case with panelled rebates. Offering a low-maintenance environment with small breakfast terrace, ideal for lock up and leave living.

The property offers secure tarmacadamed private parking for 2 vehicles to the side aspect, accessed through electric security gates set into high walling.

## Location

The property sits in a prestigious residential area at the heart of the historic county town of Shrewsbury, inside the town's historic Town Walls. The mediaeval county town lies in a loop of the River Sever and features picturesque, cobbled alleys and squares with comprehensive boutique shopping, cafés and restaurants as well as modern retail centres, a market hall, cinemas and theatres.

Along with the Quarry Park that borders the River Sever providing beautiful riverside walks and the venue for a number of annual events including the boat race and the Shrewsbury Food Festival. Shrewsbury, additionally, has a wide range of highly regarded schools within both the state and private sectors.

Local sporting amenities include opportunities to run or cycle alongside the river, a swimming and fitness centre and several local golf courses, including Meole Brace, Arscott and The Shropshire Golf Centre.

Transportation links are excellent: the A5 links to the M54 and motorway network beyond, and Shrewsbury station (0.3 mile) offers regular services to regional centres and central London.



## Distances

- Telford 14 miles
- Oswestry 19 miles
- Ludlow 30 miles
- Birmingham 42 miles

## Nearby Stations

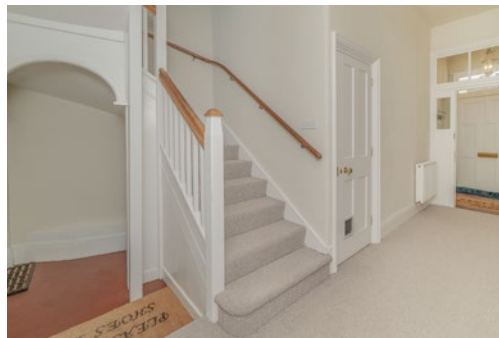
- Shrewsbury Railway Station

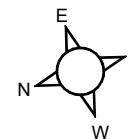
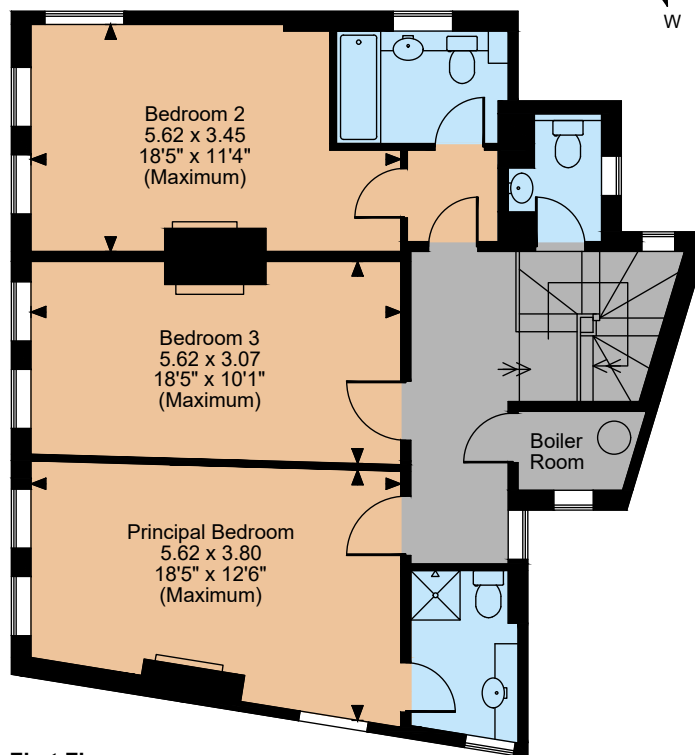
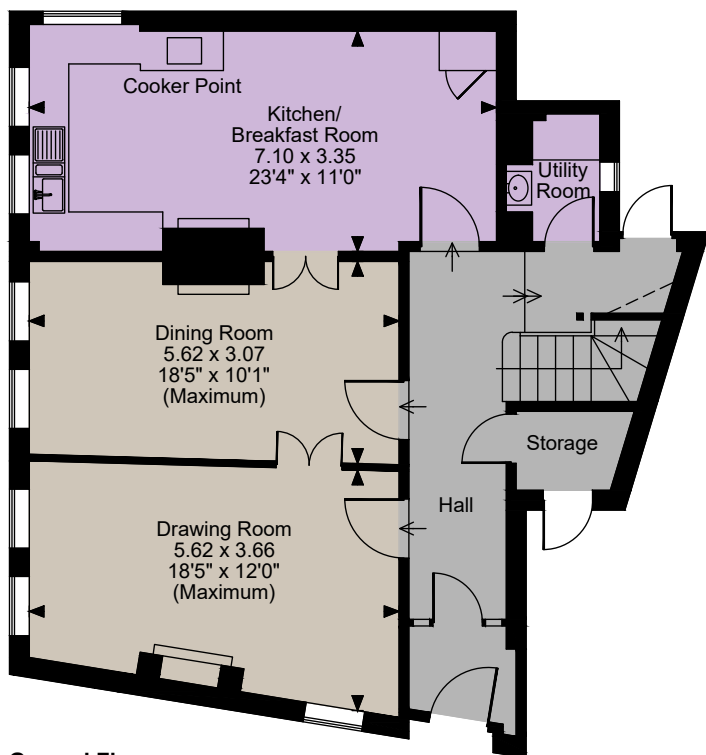
## Key Locations

- Shropshire Hills National Landscape
- Shrewsbury Castle
- Shrewsbury Museum and Art Gallery
- National Trust Attingham Park

## Nearby Schools

- Prestfelde School Prep
- St. Winefride's RC Independent School
- Shrewsbury High School
- Shrewsbury School





#### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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#### Floorplans

House internal area 1,809 sq ft (168 sq m)

For identification purposes only.

#### Directions

Post Code SY1 1EB

what3words: ///pets.fits.fonts

#### General

Local Authority: Shropshire

Council Tax: Band F

Listing: Grade II listed

Services: Mains gas, electricity, water and drainage.

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

EPC Rating: Rating D

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

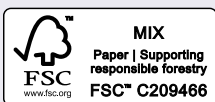
Wayleaves and easements: The sale is subject to all existing easements, wayleaves, public and private rights of way.

## Shrewsbury

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