



SAMUEL WOOD

13 Swan Hill, Shrewsbury, Shropshire, SY1 1NL

Asking Price £1,250,000



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- Magnificent Grade II Listed Town House
- Renovated to High Specification
- Accommodation over Four Floors
- Stunning Open Plan Breakfast Kitchen
- 4/5 Double Bedrooms
- Three Bathrooms
- Stunning Walled Rear Garden
- Many Original Period Features
- Garage
- EPC Not Required

With beautiful, stylishly improved and extended accommodation, this Grade II Listed quintessential 4/5 bedroom townhouse, showcases the opulence of city-living at it's best. Located in the heart of Shrewsbury, 13 Swan Hill is a truly magnificent example of Georgian grandeur blended with sleek modernist living. Having been sympathetically restored, the elegant accommodation includes high spec fixtures and fittings throughout, including modern gadgets, wired sound, designer tiles and glazing. The property also boasts excellent safety features for a townhouse, such as an integral sprinkler system running through the central column of the property - every elevation of this property really has been lavishly designed to provide the ultimate jewel in Shrewsbury's crown. Close-by there is an abundance of chic eateries, bars and cafes, shops and independent boutiques as well as a theatre, cinemas and the delightful Quarry Park, offering tranquil riverside walks. Shrewsbury also provides excellent road and railway links, ensuring commuters can take advantage of travel networks to cities such as Manchester, Birmingham and beyond. Viewing of this property comes highly recommended by the selling agent to fully appreciate both the internal and external living arrangements.



In addition the property has access from Swan Hill via a delightful traditional gated courtyard providing herringbone patterned pavements and steps ascending to the entrance door. Also, there is an independent access from the courtyard to the home office area, access is given to the courtyard via electronically operated courtyard entrance gate.

Panelled Reception Door to:

Entrance Hall

With exposed original timber flooring, original coved cornice and architectural features.

Formal Reception Room

'The Blue Room' beautifully styled to include range of bespoke cabinets including stylish bar area with integrated refrigerator, sash window to the front elevation, radiator, coved cornices.

Home Office

With pitched roof with velux roof windows, recessed ceiling down-lighting, sash window to the courtyard elevation and further window to the front, radiator together with a stylish range of integrated home office furniture including desks, shelving and cabinets.

Agents Note: this area benefits from its own independent access given from the property's courtyard which is off Swan Hill.

Guest Cloakroom WC

Comprising: WC, Art Deco styled wash hand basin, hot and cold mixer, coved cornice.

From the main entrance hall:

Further Inner Hall

Leads to the dining room and rear entrance door leading out to the terrace and rear garden.

Formal Dining Room

Beautifully styled and dual aspect with sash windows overlooking the fabulous courtyard garden, the windows have shutters and seating, pillar style radiators, timber exposed flooring, attractive fireplace with inset coal effect gas fire, alcoves to either side with ornamental inlay, panelled walls forming part of the Grade II Listed accreditation.

From the reception hall, the original staircase ascends to:



First Floor Half Landing

With steps ascending to:

Spacious First Floor Landing

With coved cornice, radiator and leading to :

Formal Drawing Room

A beautiful first floor room with a trio of sash windows overlooking the spectacular rear elevation, pillar radiators, Art Deco style fireplace with coal effect gas fire, alcoves to either side with display shelving.

Master Bedroom

(maximum measurements including en-suite and dressing room) once again a trio of sash windows overlooking the front elevation, window seats, traditional radiators, original ornamental fireplace with cupboard/wardrobe to one alcove, coved cornice and recessed lighting.

En-Suite Shower Room

Comprising: Matki Illusion shower enclosure with shower inset and tiled splash areas, twin ladies and gentlemen's wash hand basins with vanity cupboards under, tiled floor and heated towel rail.

Dressing Room

Equipped with a range of shelving, rails and cupboards together with overhead lighting.

From the first floor landing, a further original staircase ascends and turns to:

Second Floor Landing

Bedroom 2

A lovely room with twin sash windows to the rear, fitted cupboard/wardrobe, original ornamental fireplace.

En-Suite Shower Room

Comprising: Glazed shower enclosure, tiled splash areas, contemporary styled wash hand basin with vanity cupboard under, W.C, sash window with plantation style shutters to the rear.

Principle Bathroom

Fitted in an Art Deco style this bathroom excellently serves the additional second floor bathrooms and is fitted stylishly with a contemporary style slipper bath, rectangular wash hand basin with vanity cupboard under, , W.C, heated towel rail, high ceiling with velux roof windows and complimentary floor tiling.

Bedroom 3

Front facing window with interesting roof top view of Shrewsbury with St Chads in the medium distance. Range of bespoke fitted cupboards and wardrobes with integrated laundry cabinet with heated element and access is given to the roof space. This room has a fitted step ladder providing a fire escape and window leading out onto the parapet roof.

Bedroom 4

A front facing room with sash window, radiator, ornamental original fireplace, additional roof window, recessed ceiling spot-lighting and fitted cupboard/wardrobe.

From the main reception hall, a staircase lead down to:

Spectacular Lower Ground Floor

Providing once again, bespoke fittings with a complementary range of cabinets extending to the wall sections together with the niches with the brick built display arch.

A feature of this beautiful kitchen is the centralised island with socialising area, an integrated wine fridge with a Quooker hot tap, Franke 1.5 bowl sink unit, induction hob with five settings, centralised hot plate area and contemporary overhead extractor. Two integrated Neff ovens together with a fully integrated Siemens refrigerator and freezer.

Three tier bi-fold doors lead to:

The property benefits from integrated Bose speakers to the lower ground floor, the blue room and the dining room. The property has booster WiFi hubs on each floor level.

Mediterranean Sun Terrace

Providing an exceptional 'interior/exterior' experience at this level with lovely exposed brick walling to one section. There is a 'Lower Sunken Garden', beautifully styled with porcelain tiles extending and forming the sun terrace and patio area. Steps ascending to the upper level.





Upper Garden Level

With a beautiful range of porcelain tiles this external area provides extensive sun terraces and patios. A contemporary frameless balustrade is an exceptional feature of this delightful garden. Situated to the upper level is the Loggia, a covered veranda area with wash hand basin/sink unit, hand held shower and Belfast sink with tiled surround. Pedestrian access is given out to the rear of the property and subsequently to the garaging area in which our clients have a dedicated garage space. Vehicular access is given from Town Walls via the private access opposite the Shrewsbury High School.

Services at the property

We understand that the property has gas heating, mains electricity, mains water and mains drainage.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: tbc

Tenure

We understand the tenure is Freehold.

Mortgage Services

We offer a no obligation mortgage service through Q Financial Services. Please ask a member of our team for further details.

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions

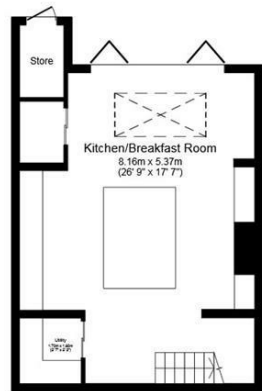
From Town Walls, take a right-hand turn directly opposite the Kingsland Bridge, into Swan Hill. The property can be located on the right-hand side, directly from Swan Hill via gated access.



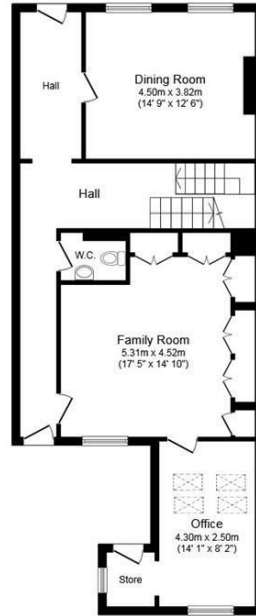




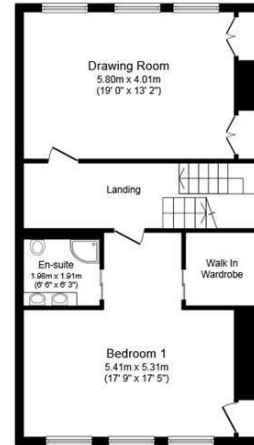
Floor Plans



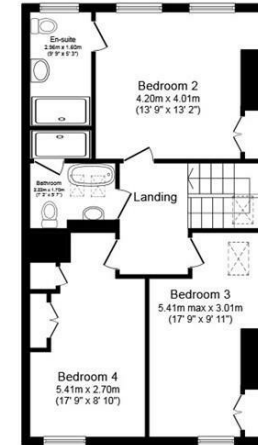
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total floor area 265.3 sq.m. (2,856 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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