



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Dogpole Court, Shrewsbury, SY1 1ES

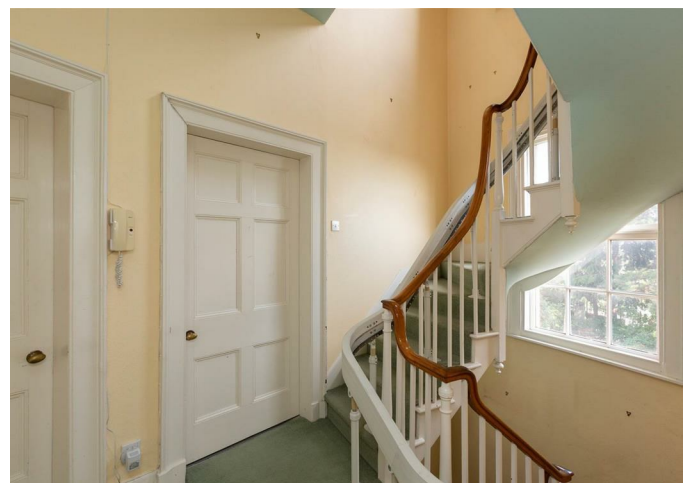
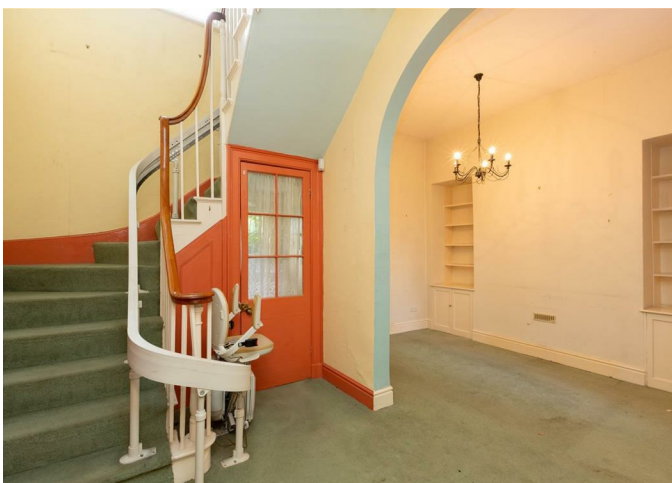
£650,000 Region

To view this property please call us on **01743 236 800** Ref: T7302/SL/KQ

An imposing Grade II Listed, period town residence located in a secluded courtyard in the historic market town of Shrewsbury.

This imposing Grade II Listed property provides generous accommodation arranged over four levels with rooms of pleasing dimensions and is in need of some modernisation and improvement, but capable of a most attractive layout. All the principle rooms enjoy views of the garden and a rooftop panorama of 'Old Shrewsbury' in the distance. The accommodation benefits from gas fired central heating.

The property is well placed in a quiet, secluded and enviable courtyard, in Shrewsbury's vibrant town centre, adjacent to a number of dining options, high street shops and independent boutiques, together with the Theatre Severn and the renowned Quarry Park and Dingle Gardens. There are a number of excellent schools in both the private and state sector.



INSIDE THE PROPERTY

ENTRANCE HALL

Archway to:

STUDY

12'0" x 9'3" (3.66m x 2.83m)

SPACIOUS DRAWING ROOM

11'6" x 10'11" (3.50m x 3.33m)

KITCHEN

11'8" x 7'9" (3.56m x 2.35m)

SHOWER ROOM

Shower cubicle

Wash hand basin, wc

From the entrance hall a STAIRCASE descends to LOWER GROUND FLOOR LEVEL

GARDEN ROOM

Door to garden

USEFUL WINE CELLAR

5'5" x 4'10" (1.64m x 1.48m)

STORE ROOM

From the ground floor entrance hall, an attractive STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

23'5" x 20'3" (7.14m x 6.16m)

BEDROOM 2

14'6" x 14'4" (4.42m x 4.38m)

BATHROOM

Panelled bath

Walk in shower

Dressing surface with hand basin

SEPARATE WC

From the first floor landing STAIRCASE continues to SECOND FLOOR LANDING

BEDROOM 3

12'9" x 21'10" (3.88m x 6.65m)

BEDROOM 4

12'6" x 14'4" (3.80m x 4.38m)

BEDROOM 5

12'0" x 9'4" (3.66m x 2.85m)

SEPARATE WC

Wash hand basin, wc

OUTSIDE THE PROPERTY

There is a good sized garden to the rear with a raised patio and terrace, ornamental balustrade with steps leading down to a lower level laid to lawn. The garden requires some attention, but is capable of a most attractive layout.



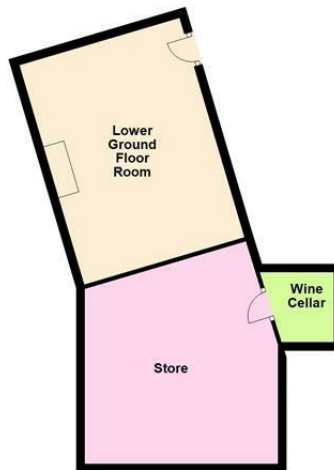




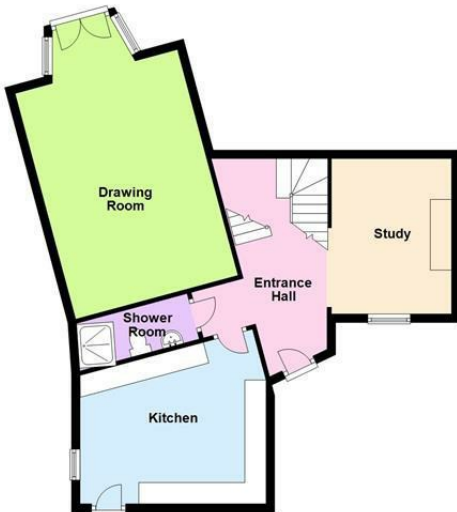


FLOOR PLANS ...

Basement
Approx. 484.1 sq. feet



Ground Floor
Approx. 709.5 sq. feet



First Floor
Approx. 697.8 sq. feet



Second Floor
Approx. 692.9 sq. feet



Total area: approx. 2584.4 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached into Shrewsbury along Castle Street and onto Dogpole, where Dogpole Court will be found after some distance on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

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4 The Square, Church Stretton SY6 6DA

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