

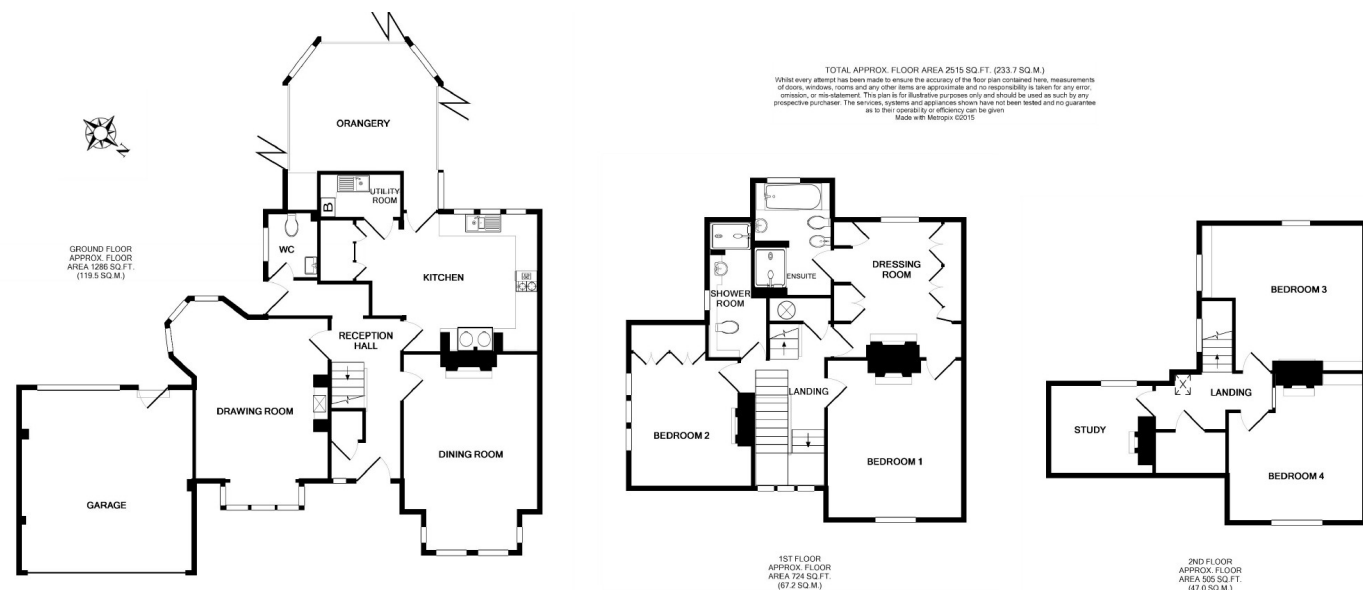
FOR SALE

Weston House, 18 London Road, Shrewsbury, Shropshire, SY2 6NU



FOR SALE

Offers in the region of £579,500

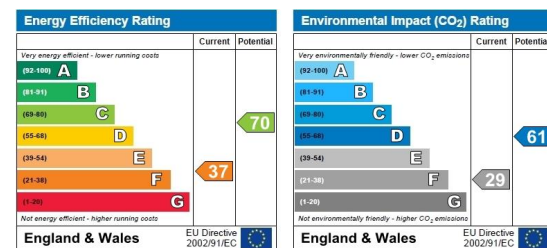


Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FSA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01743 236444

Shrewsbury office:
 2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
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Mileages; Close to Town Amenities.



3 Reception
Room/s



5 Bedroom/s



2 Bath/Shower
Room/s



- Individual period property
- Highly sought after town location
- Character and Charm throughout
- Spacious Accommodation
- Attractive Gardens
- Double Garage

DIRECTIONS

From Shrewsbury Town Centre proceed down Wyle Cop and over the English Bridge heading onto Abbey Foregate. Proceed passed the Abbey and on arrival at the Column roundabout take the second exit onto London Road. The property will be found after a short distance on the right hand side.

SITUATION

The property is attractively and conveniently situated in the highly desirable area of London Road with the immediate area providing a number of amenities which include shops, Shrewsbury College of Arts and Technology and Prestfelde preparatory School. The town centre is easily accessible with a comprehensive shopping centre and an extensive range of social and leisure facilities together with a rail service. Commuters have excellent access from London Road directly on the A5 which links to the M54 motorway and through to Telford and the Midlands.

DESCRIPTION

Weston House is an individual and imposing detached Victorian residence of character providing versatile accommodation in a highly sought after area. The ground floor boasts two reception rooms with feature bay windows, a fitted kitchen, utility, feature orangery and guest WC. To the first floor the master bedroom has an ensuite dressing room (could be used as another bedroom) which is fitted with a range of bedroom furniture and has an en-suite bathroom off. Also to the first floor is another double bedroom and shower room. Steps then lead to the second floor where two further double bedrooms can be found together with a study/storeroom. Outside there is a large brick paved driveway providing parking for numerous vehicles and giving access to the double garage. The gardens which are mainly found to the rear have been wonderfully and thoughtfully designed providing a large sun terrace with feature BBQ Kitchen area with lots of space for entertaining. Surrounding part of the sun terrace is a wrap around water feature. Steps lead to raised lawns with well stocked herbaceous beds and borders. Variety of specimen trees. Attractive wisteria climbing the rear elevation.

ACCOMMODATION

Covered entrance with tiled floor, panelled part glazed entrance door with leaded and stained section leading into

RECEPTION HALL

With original tiled floor, ceiling cornice, built in understair storage cupboard and doors off and doors to;

DRAWING ROOM

6.32m x 4.47m (max) [20'9" x 14'8" (max)]

With ceiling cornice, picture rail, delightful feature fireplace with slate hearth and marble surround currently housing a multi-fuel stove. Two bay windows with feature panelling and arch.

DINING ROOM

5.59m x 3.78m [18'4" x 12'5"]

With exposed boarded flooring, ceiling cornice, picture rail, feature fireplace, marble hearth and surround with inset tiles currently housing a living flame coal effect gas fire, bay window.

KITCHEN

4.95m x 3.91m [16'3" x 12'10"]

Providing an attractive range of eye and base level units comprising of cupboards and drawers with granite work surface over and incorporating a one and half bowl sink unit and drainer with mixer tap over. Eye level glass fronted display cabinet, integral AEG electric oven and grill with twin DEDIETRICH dual induction hob unit over with further gas wok burner. Feature gas fired AGA with double oven and dual hobs, set in chimney breast with inset tiles. Part tiled walls, integral dishwasher, space for large fridge freezer, inset ceiling spotlights, further range of built in storage cupboards with overhead cupboards, built in pantry cupboard.

UTILITY

2.03m x 1.27m [6'8" x 4'2"]

Providing base level storage cupboards with work surface over and incorporating a stainless steel sink unit and drainer with mixer tap over, part tiled walls, space and plumbing for washing machine, space for tumble dryer, wall mounted WORCESTER gas fired central heating boiler system.

ORANGERY

4.78m x 4.75m (max) [15'8" x 15'7" (max)]

With travertine tiled flooring with underfloor heating, built in storage cupboard providing three sets of timber and double glazed bi-folding doors providing access and views onto the rear sun terrace and gardens beyond.

GUEST WC

With original tiled floor, wall mounted wash hand basin and period style WC. Wood panelling to walls.

FROM THE RECEPTION HALL

A carpeted staircase rises to

FIRST FLOOR LANDING

With feature stain glass and leaded window, ceiling cornice, built in airing cupboard housing the insulated hot water cylinder with fitted slatted shelving, doors off and to;

BEDROOM 1

4.45m x 3.81m [14'7" x 12'6"]

With ceiling cornice, picture rail, period fireplace with tiled hearth and inset tiles. Door to

DRESSING ROOM

4.04m x 3.61m [13'3" x 11'10"]

Could be utilised as a further bedroom.

Currently providing a range of fitted wardrobes with overhead storage cupboards, picture rail, period fireplace with inset tiles and door to;

EN-SUITE BATHROOM

With underfloor heating, stone tiled floor and providing a suite comprising of low level WC, bidet, pedestal wash hand basin, sunken bath with tiled surround, walk in double shower cubicle, majority tiled walls, inset ceiling spotlights and attractive stained glass window.

BEDROOM 2

3.78m x 3.78m [12'5" x 12'5"]

With ceiling cornice, picture rail, period fireplace with inset tiles and ornamental surround, twin built in double wardrobes with overhead storage cupboards.

SHOWER ROOM

With tiled floor with underfloor heating and providing a suite comprising of low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards and drawers under, walk in large shower cubicle, majority tiled walls, inset ceiling spotlights.

FROM THE FIRST FLOOR LANDING

A carpeted staircase rises to;

SECOND FLOOR LANDING

With built in storage cupboard and fitted shelving and doors off and to;

BEDROOM 3

4.62m x 4.06m (max) [15'2" x 13'4" (max)]

With fireplace with inset tiles and ornamental surround, variety of fitted storage cupboards, window with attractive aspect over rear gardens with St Giles Church beyond.

BEDROOM 4

4.47m x 3.78m [14'8" x 12'5"]

With fitted storage cupboards, period fireplace with inset tiled and ornamental surround.

STUDY/BEDROOM 5

2.90m x 2.59m [9'6" x 8'6"]

With sloping ceiling, period fireplace, built in eaves storage cupboards.

OUTSIDE

The property is approached over a generous brick paved driveway providing parking for numerous vehicles whilst also giving vehicular access to the double garage and pedestrian access to the front and side of the property.

DOUBLE GARAGE

5.26m x 4.93m [17'3" x 16'2"]

With remote controlled up and over entrance door, power and light points, part glazed door leading to rear garden.

THE GARDENS

To the front the gardens provide well stocked and established herbaceous beds and borders. The majority of the gardens are found to the rear and these are an attractive feature comprising of an extremely generous travertine tiled sun terrace offering an excellent outdoor entertaining space with feature built in BBQ Kitchen area, raised private seating space. Surrounding the delightful seating area is a flowing water feature. Steps then lead to raised sections of lawn with further herbaceous beds and borders including a climbing wisteria and a variety of specimen trees. A section of the rear garden is also connected to the house sound system. External cold water tap. The rear gardens have an attractive aspect towards St Giles Church.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale. Carpets are included in the sale price.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council. T: 0844 448 1644 . The property is currently registered under Council Tax Band 'F'.

TENURE

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

VIEWINGS

Strictly by appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ. Telephone 01743 236444.