



Union Wharf House, St. Marys Water Lane, Shrewsbury

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BNP PARIBAS GROUP 

Union Wharf House St. Marys Water Lane Shrewsbury Shropshire SY1 2BX

A unique riverside property with double garage, off-street parking and private garden

Shrewsbury town centre 0.1 miles, Shrewsbury mainline station 0.3 miles, M54 (Jct 7) 10.3 miles, Telford 15 miles, Church Stretton 15 miles, Oswestry 18 miles, Birmingham Airport 56 miles

Reception hall | Drawing room | Dining room
Kitchen | Utility | 2 Cloakrooms | 4 Bedrooms
Study/Bedroom 5 | Family bathroom | Shower room | Double garage | Garden

EPC rating E

The property

This fine riverside property is one of two homes in the handsome Union Wharf building. Set in a commanding position on the banks of the River Severn, the property offers up to five bedrooms over three storeys of characterful accommodation. The property has been a much loved family home for many years and would now benefit from modernisation.

The ground level features a well-equipped kitchen and a formal dining room, both of which have French doors opening onto the riverside porch. The kitchen itself has fitted wooden units to base and wall level, as well as integrated appliances and space for a breakfast table for informal dining. There is a separate utility room and cloakroom. Upstairs on the middle level there is a well-proportioned drawing room with two sets of French doors opening onto the balcony with its views across the river. There is a office/bedroom on this floor and separate cloakroom that could be converted into a shower room if required.

The upper-level features three bedrooms, including the dual aspect principal bedroom, plus a study which could be used as a bedroom if required. There is also a family bathroom with an over-bath shower, as well as a separate shower room.

Outside

Parking is available in the double garage, which is located at the rear of the house and accessed via Friary Close along with off-street parking.

Outside space includes the porch and balcony at the front, while at the side and rear the garden features a paved patio, an area of lawn, well-stocked border beds and various mature trees for a sense of privacy.



Location

The property sits in a sought-after position just moments from Shrewsbury town centre, beside the River Sever and within yards of the town's shops, cafés and restaurants.

Shrewsbury town centre offers a superb choice of shopping and leisure facilities, while there is also easy access to several large supermarkets. Shrewsbury mainline station offers direct services to Birmingham New Street (57 minutes) and indirect services to London. The A5 is within easy reach, providing access to the M54 and the M6.

The area is second-to-none when it comes to schooling, with outstanding rated primary and secondary schools (Woodfield Infant School and The Priory School) within easy reach of the property, as well as a strong selection of independent schools.

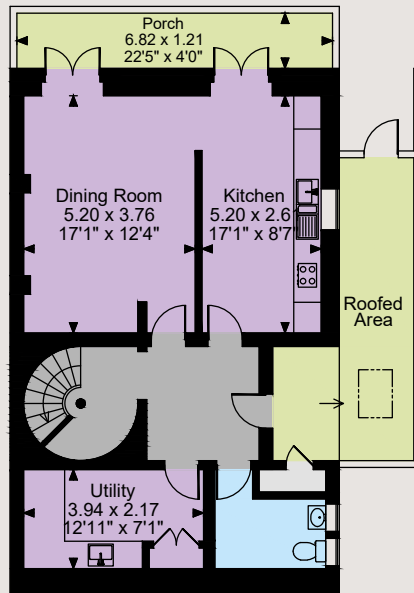
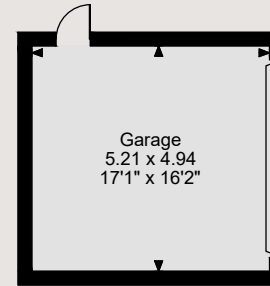
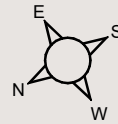
Directions

Follow Sat Nav to SY1 2BX
What3words runs.paper.broom

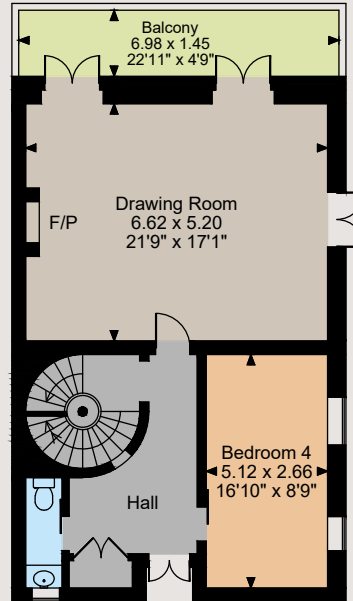
On foot: With Strutt & Parker's Shrewsbury office on the right, head along Shoplatch and continue onto Pride Hill. Head onto Castle Street, then turn right onto Windsor Place. Turn left onto St. Mary Water Lane and the property will be at the end of the lane.



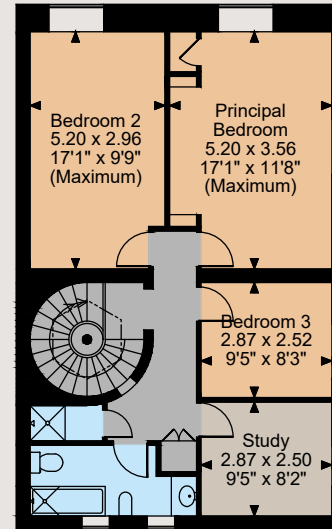
Floorplans
 House internal area 2,164 sq ft (201 sq m)
 Garage internal area 277 sq ft (26 sq m)
 For identification purposes only.



Ground Floor



First Floor



Second floor

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

Local Authority: Shropshire Council

Services: Mains electric, drainage, water and gas. Gas central heating.

Council Tax: Band E

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.

Tenure: Freehold

Guide Price: £600,000

Agents Note: The property has previously flooded and further details are available from the Estate Agent.

Shrewsbury

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Over 50 offices across England and Scotland,
 including Prime Central London

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