



SAMUEL WOOD

River Dell, Victoria Avenue, Shrewsbury, Shropshire, SY1 1JT

Asking Price £1,250,000



# River Dell, Victoria Avenue

Shrewsbury, Shropshire, SY1 1JT



- Beautifully Presented Character Property
- En-Suite to Master, Family Bathroom & Shower Room
- Stunning River & Quarry Park Views
- Open Plan Kitchen Diner
- Gas Central Heating
- Six Generously Sized Bedrooms
- Comprehensive Driveway & Gardens
- Highly Sought After Town Centre Location
- Spacious Reception Room With Log Burner
- EPC Rating D

Samuel Wood is delighted to offer for sale this beautifully presented character home in Shrewsbury town centre. Occupying an exclusive position adjacent to Kingsland Bridge boasting stunning views of Shrewsbury's esteemed Quarry Park, River Severn and The Dingle. River Dell benefits from a well designed layout with generous contemporary living spaces combined with delightfully kept gardens, spacious driveway and multiple garages. A plethora of amenities lie close, including restaurants, bars, cafes, pubs, shops, river walks, prestigious school catchment (Shrewsbury High School and Shrewsbury School) and practical road links. Viewing is highly recommended by the selling agent.

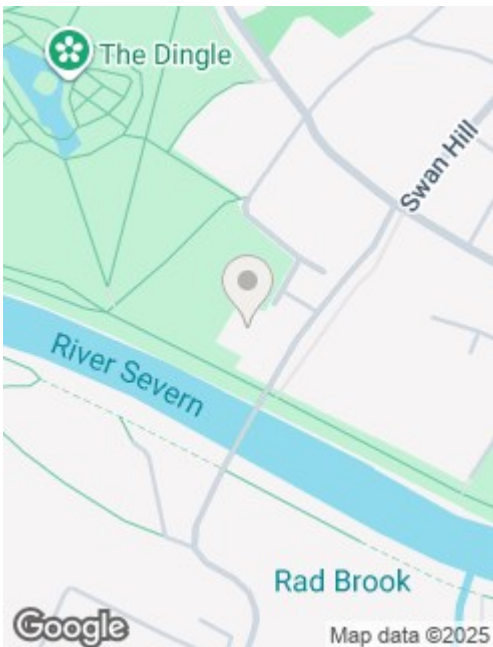
River Dell is a remarkable six-bedroom detached home set in one of Shrewsbury's most exclusive and historic locations, nestled between the Town Walls and the picturesque Quarry Park. Once the office of renowned gardener Percy Thrower, this property boasts sweeping river views, meticulously maintained gardens and a generous driveway with multiple garages. Combining the charm of rural seclusion with the convenience of town centre living, River Dell offers a rare lifestyle opportunity in a truly prestigious setting.

Spread across three thoughtfully designed floors, the home's lower ground level includes multiple garages, a storeroom, a tank room with WC and basin plus a bright garden room that opens onto the grounds. The main entrance welcomes you into a spacious hallway that leads to an elegant reception room featuring a log burner and French doors to a tranquil patio and pond area. The open-plan kitchen and dining area, both with sliding doors to a balcony, showcase stunning views over the Quarry. This floor also houses a second sitting room with dual-aspect windows, a convenient shower room and a versatile office space.

Upstairs, River Dell continues to impress with six generously proportioned bedrooms. The principal suite features a walk-in wardrobe and a stylish en-suite bathroom, while the additional bedrooms are served by a sleek and contemporary family bathroom. Whether entertaining on the balcony, relaxing in the serene gardens, or enjoying the charm of the town centre just a short walk away, River Dell offers a unique blend of sophistication, comfort and location.







## Directions

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

Broadband Speed: Basic 17Mbps, Superfast 80Mbps & Ultrafast 1800Mbps

\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: High

Tenure: We understand the tenure is Freehold.

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

Council Tax Band: F

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.

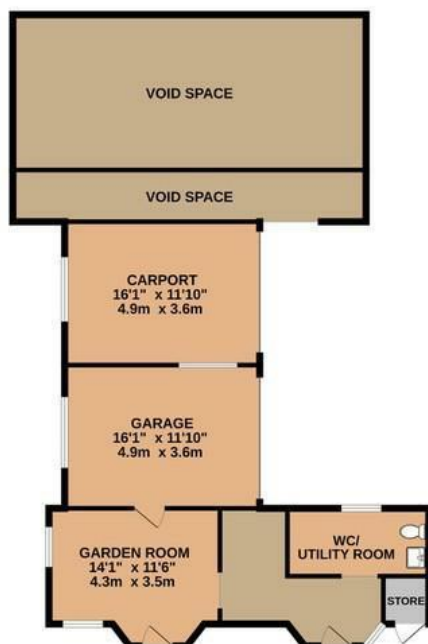
These details are awaiting final approval and may be subject to some changes.





## Floor Plans

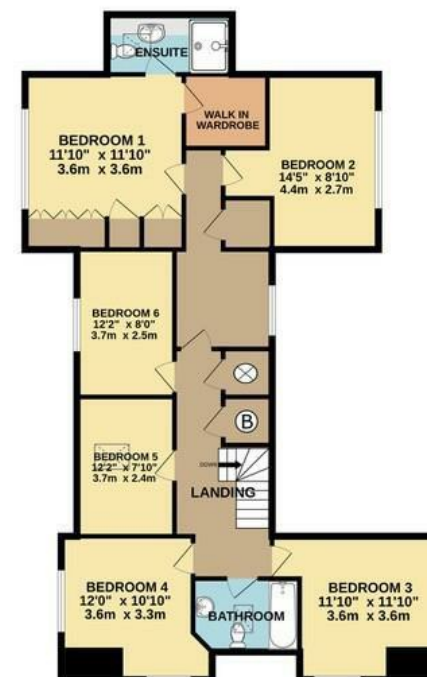
GROUND FLOOR  
1198 sq.ft. (111.3 sq.m.) approx.



1ST FLOOR  
1270 sq.ft. (117.9 sq.m.) approx.



2ND FLOOR  
1183 sq.ft. (109.9 sq.m.) approx.



TOTAL FLOOR AREA : 3650 sq.ft. (339.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk