

FOR SALE

TSR

TOWLER SHAW ROBERTS

SUBSTANTIAL RESIDENTIAL PROPERTY IN POPULAR FRINGE OF TOWN CENTRE LOCATION



**123 The Mount
Shrewsbury
Shropshire
SY3 8PG**

- Attractive three-storey semi-detached, period residential property with extensive rear garden.
- The property currently comprises 3 self-contained apartments incorporating a number of period features.
- Conveniently located in a sought after residential area of Shrewsbury approximately 1.5 miles west of the town centre, and close to all amenities.
- Attractive investment/development opportunity with excellent rental/sale potential.
- For Sale inviting offers over **£400,000** for the freehold interest with vacant possession.

Call **01743 243900**

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a convenient location in this popular sought-after residential area of The Mount approximately 1.5 miles west of Shrewsbury Town Centre.

The County Town of Shrewsbury is situated on the banks of the River Severn and is the main commercial and administrative centre of Shropshire leading into Mid-Wales.

The Town is experiencing rapid growth and offers a unique blend of cultural, educational and economic opportunities in one of the most beautiful parts of the County with excellent road and rail communications.

The Town is strategically located at the intersection of the A49 and A5 main trunk road and stands approximately 15 miles west of Telford 30 miles from Wolverhampton and 50 Miles from Birmingham.

Description

123 The Mount comprises a substantial three-storey semi-detached period property with two-storey and single-storey additions to the rear being of traditional brick construction, beneath a slate pitched roof. The property has been converted to provide 3 self-contained apartments incorporating a number of period features including feature fireplaces, stained glass windows and bay windows.

To the rear of the property is a generous size garden extending to Barracks Lane, whilst the front of the property comprises a paved walkway which leads to the front and side entrances.

Roadside parking is available on The Mount to the front of the property.

Services (Not Checked or Tested)

Mains water, electricity and drainage services are understood to be connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The property is understood to be of freehold tenure and is offered For Sale by private treaty with the benefit of vacant possession on completion.

Council Tax

The individual apartments are currently assessed for Council Tax as follows:

- Apartment 1 - Band B
- Apartment 2 - Band A
- Apartment 3 - Band A

Interested parties must satisfy themselves with the up-to-date assessments via the Valuation Office.



For Reference purpose only

Scale: Not to Scale

Accommodation

Ground Floor Apartment 1

- Entrance Hallway
- Living Room – approx. 4.84m x 3.52m
- Dining Room – approx. 3.46m x 3.66m
- Kitchen – approx. 3.28m x 3.44m
- Bedroom 1 – approx. 3.62m x 3.86m
- Bedroom 2 – approx. 4.72m x 2.71m
- Bathroom – Comprising a panelled bath, shower cubicle, wash hand basin and w.c.

First Floor Apartment 2

- Entrance Landing
- Living Room – approx. 5.05m x 4.59m
- Kitchen/ Dining Room – approx. 3.77m x 3.6m
- Bedroom – approx. 3.18m x 3.81m
- Bathroom - Comprising a panelled bath, wash hand basin and w.c.

Second Floor Apartment 3

- Entrance Hallway
- Living Room / Dining Room – approx. 4.99m x 3.13m
- Kitchen – 2.75m x 1.44m
- Bedroom – 4.95m x 3.34m
- Bathroom – Comprising a panelled bath, wash hand basin and w.c.

Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900

Also at

Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216

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Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

The property is located within the Shrewsbury Town Conservation area.

Energy Performance Rating

Apartment 1 – E (39)

Apartment 2 – E (52)

Apartment 3 – TBC

Local Authority

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

Legal Costs

Each party will be responsible for their own legal costs in respect of the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Asking Price

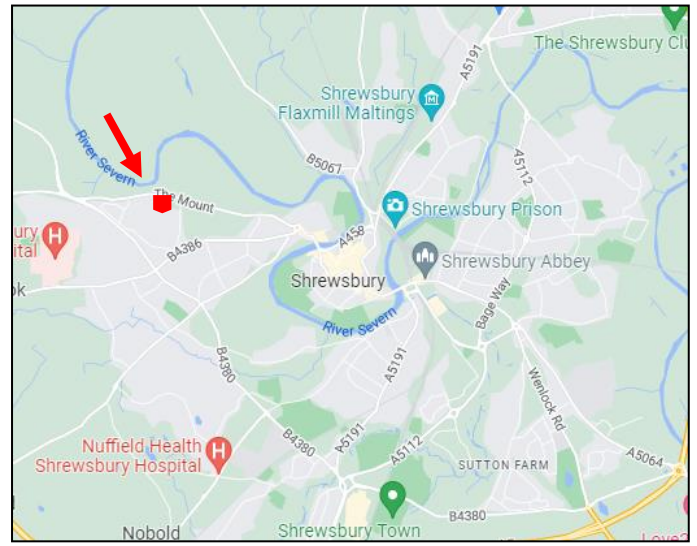
Offers over **£400,000** are invited for the freehold interest with the benefit of vacant possession on completion.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.



May 2024



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