



FOR SALE

Offers In The Region Of £650,000

Pelham Grove Venus Bank, Cound, Shrewsbury, SY5 6AL

Pelham Grove is a very attractive and substantial 3 bedroom period home that has superb living accommodation and truly stunning gardens a short drive from both Telford and Shrewsbury.



MILEAGES: Shrewsbury 6.4 miles and Telford 11.6 miles. All distances are approximate.



- 3 bedrooms
- 4 reception rooms
- Beautiful mature gardens
- Private Electric gated entrance
- Gravelled Driveway
- Double garage

#### DIRECTIONS

From Shrewsbury: leave Shrewsbury on the A458 towards Much Wenlock and through Cross Houses. The property is located approximately 1 mile from Cross Houses on the right-hand side after a slight S bend past the old railway bridge. If you reach the turning to Cound on your right hand side you have gone a little too far.

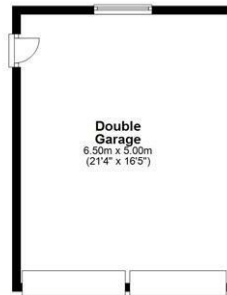
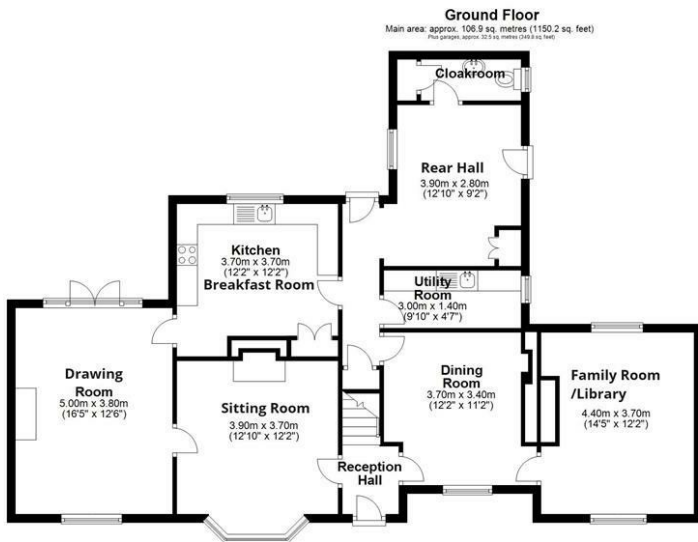
#### SITUATION

The property is ideally situated just outside the attractive village of Cound with the historic Norman stone-built St. Peter's Church, a thriving tennis club, cricket club and village hall.

The house is close to some of the most stunning countryside walks, with Wenlock Edge, The Lawley, Caer Caradoc and The Long Mynd all found locally. The recently refurbished and flourishing Riverside Inn is just over 1 mile away standing on the banks of the River Severn. The nearby historic market town of Much Wenlock is just five miles away and provides an excellent selection of individual shops, public houses, sports facilities and restaurants.

The property is a short distance from Ironbridge Gorge, a UNESCO world heritage site. The county town of Shrewsbury is just six miles away with its extensive range of shopping and leisure facilities and is noted for its exceptional schools both within the state and independent sectors including Prestfelde, the renowned prep, Shrewsbury High School and Shrewsbury School. There are also good primary schools in the nearby villages of Cressage and Conover.

The house is well placed for easy access to the A5/M54 commuting to Telford, Birmingham and other Midland business centres. There is also mainline rail service from Shrewsbury to London and a fast service to London Euston from Stafford railway station with a journey time of just 1hr18 minutes. The regions International Airports include Birmingham, Manchester and Liverpool. All distances and travel times are approximate.



Main area: Approx. 175.8 sq. metres (1892.3 sq. feet)  
Plus garages: approx. 32.5 sq. metres (349.8 sq. feet)  
**Pelham Grove**

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.



4 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



## DESCRIPTION

Pelham Grove offers huge amount of character throughout. The downstairs accommodation and location are what make it a very special property with wonderfully proportioned rooms throughout and stunning lake views to the rear. This is an extremely attractive and beautifully presented detached Victorian property with extensive driveway and fantastic south facing private gardens. On the ground floor, there are 4 reception rooms that include the drawing room, dining room, snug and library. The kitchen is located centrally and has a pantry and offers wonderful views of garden. There is also a cloakroom with WC. On the first floor, there are currently three bedrooms, two of which have en suites. There is a lovely private gravelled driveway that leads to the front and side of the property where there plenty of space for parking and a detached double garage. There are private beautiful mature expansive gardens to rear.

## ACCOMMODATION

### ENTRANCE HALL

Panelled doors to sitting and dining rooms.

### DRAWING ROOM

Lovely feature natural stone and cast iron fire surround, granite hearth and Stovax wood burning stove. Coved cornicing. Dado rail. Window to front. Glazed double doors and side screens opening to rear with views over gardens.

### SITTING ROOM

Feature fireplace with wooden surround and exposed brickwork, and quarry tiled hearth and multi fuel stove. Coved cornicing. Wall lights. Custom made display units with shelving and double door storage cupboards. Bay window to front.

### DINING ROOM

Display unit with recessed shelving and double door storage cupboards, coved cornicing, views to front.

### FAMILY ROOM / LIBRARY

Lovely room with window to front, full length feature window to rear, custom made built-in display units with book shelving and storage cupboards.

## KITCHEN BREAKFAST ROOM

Fitted to a high standard comprising a range of bespoke maple units designed by David Orton, granite working surfaces, BOSCH appliances including built-in stainless steel double oven, ceramic hob, extractor hood, integral dishwasher and fridge, pantry unit with integral drawers and shelving, microwave shelf, display unit, recessed spot lighting, floor and wall tiling, double bowl sink, views to rear garden.

## REAR HALL

Built-in storage cupboard, glazed, stable door to garden, access to side hall and to:

## UTILITY ROOM

Units and flooring to match kitchen, working surface, circular sink, plumbing connections for washing machine, space for fridge and freezer, spot lighting, window to side.

## SIDE HALL

This could also be used as a study if required, window to garden and access from the side.

## GUEST CLOAKROOM

## BEDROOM 1

Range of built-in wardrobes to one wall with integral drawers, hanging space and shelving, views to front.

## EN-SUITE BATHROOM

Comprising bath, shower cubicle, wash basin, WC, spot lighting, built-in double door wardrobes to one wall with integral drawers, hanging space and shelving, views to rear garden. This room was previously the 4th bedroom.

## BEDROOM 2

Fitted cupboard with hanging space and shelves, vanity basin unit with tiled surround. Views to front.

## EN-SUITE / FAMILY BATHROOM

Comprising wash basin, tiled surround, window to the side.

## BEDROOM 3

Built-in wardrobes, vanity unit with wash basin, windows with lovely views over gardens.



#### **BATHROOM**

Comprising bath with glazed screen and shower, pedestal hand basin, WC, floor and wall tiling, spot lighting, window to side.

#### **OUTSIDE**

There is double wrought iron electric gated access to an extensive gravelled driveway, flanked by lawned gardens, mature trees and borders. The driveway extends to the rear of the property where there is a gravelled parking area for several cars and access to garaging. There is a large private rear garden with south facing aspect, which has beautifully landscaped to lawn with feature beech hedging, mature trees, established and well planned borders and beds. Adjoining the rear of the property there is a lovely spacious two tiered paved and gravelled sun terrace, large garden store.

#### **DOUBLE GARAGE**

Detached with twin up and over doors, further door to side, light and power, security lighting. Range of fitted units, longer in length than usual garages.

#### **GENERAL REMARKS**

#### **FIXTURES AND FITTINGS**

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

#### **SERVICES**

Mains water and electricity are understood to be connected. LPG gas central heating. Private drainage. None of these services have been tested.

#### **TENURE**

Freehold. Purchasers must confirm via their solicitor.

#### **COUNCIL TAX**

The property is currently showing as Council Tax Band F. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### **VIEWINGS**

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)

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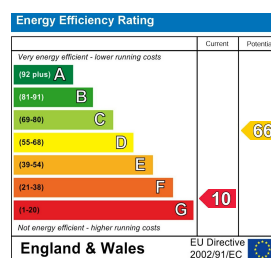
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01743 236 444

**Shrewsbury Sales**  
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