



3 Wilderhope House, Shrewsbury, Shropshire



3 Wilderhope House, Pountney Gardens, SY3 7LG

A stylish four bedroom apartment within a Grade II listed building with an abundance of character and original features.

Summary of accommodation

Lower Ground Floor Principal bedroom with en suite | Three further double bedrooms | Family bathroom | Utility Room | Courtyard area

First Floor Sitting room | Study | Kitchen | Dining area | Cloakroom

Garden and grounds Parking | Gardens to front and rear | Garden store

Situation

Wilderhope House is situated in Pountney Gardens, within the prestigious Belle Vue area of Shrewsbury. There are local shops, pubs and schools in the area and Shrewsbury Town centre is just under a mile away where there is an excellent range of amenities including a large variety of boutique and specialist shops, art galleries, artisan foods and drinks, a superb choice of cafes, bars and restaurants, cinemas and theatres. The nearby Quarry Park offers 29 acres of flower gardens, parkland and riverside walks. Shrewsbury Train Station is just under one mile away, providing direct services to Birmingham New Street and London Euston.

Distances

Town centre 0.5 miles, Telford (M54 Motorway) 15 miles, Chester 41 miles, Birmingham 48 miles. (Distances approximate)





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A spacious apartment offering two levels of accommodation, set within an elegant period house and perfectly positioned for the very best of central town living.

The large and welcoming split level entrance hall presents a cloakroom at ground and garden level, with stairs to an upper hallway leading to a designer kitchen to the right and study/snug to the left. The first floor rooms have impressive high moulded ceilings, with beautiful cornicing and sash windows with original working shutters. A luxury Kenton Jones kitchen provides a sumptuous dining area which, as a whole, has floor to ceiling windows overlooking the rear garden.





The expansive kitchen/dining room has solid oak flooring and is fitted with a stylish dark blue Aga, co-ordinated painted pantry cupboard, fridge freezer and enclosed dishwasher. The well-proportioned sitting room is accessed off with double doors onwards to the private and fully enclosed front garden area, with large lawn and shingled area for seating. A further room acts a study/office or second sitting room/snug.

Stairs to the under floor heated lower ground floor lead to the principal bedroom featuring french doors providing access to the large lawned garden, again with a paved area, ideal for morning coffee, and to the rear of the bedroom is a large en suite bathroom with roll top bath, bidet and shower. There are three further double bedrooms, all providing built in cupboard space; a family bathroom also benefitting from a roll top bath and shower; a utility room with extra storage and access to the underfloor heating system. A further doorway provides access to a private and walled courtyard.





The property enjoys generous, well balanced accommodation with period charm.





Garden and Grounds

Gardens flanking the front and rear of this property offering privacy and all round sun; both gardens are landscaped to offer mature, yet easy maintenance, with several lawned and seating areas in each. Garden store. Private parking spaces for two cars is provided at the rear garden entrance.

Directions (Postcode SY3 7LG)

The property is best approached by travelling over the English bridge, around the gyratory system along Belle Vue Road. After some distance, turn right onto Pountney Gardens, where the apartment will be found on the left-hand side.

Tenure

Leasehold with a duration of 125 years from 2002. Ground rent of £30 per annum; a proportionate contribution of all repairs/ maintenance costs with be confirmed by solicitor.

Services

Mains electricity, water, drainage and natural gas are connected.

Local Authority and tax band

Shropshire County Council. Band E.

Energy performance certificate

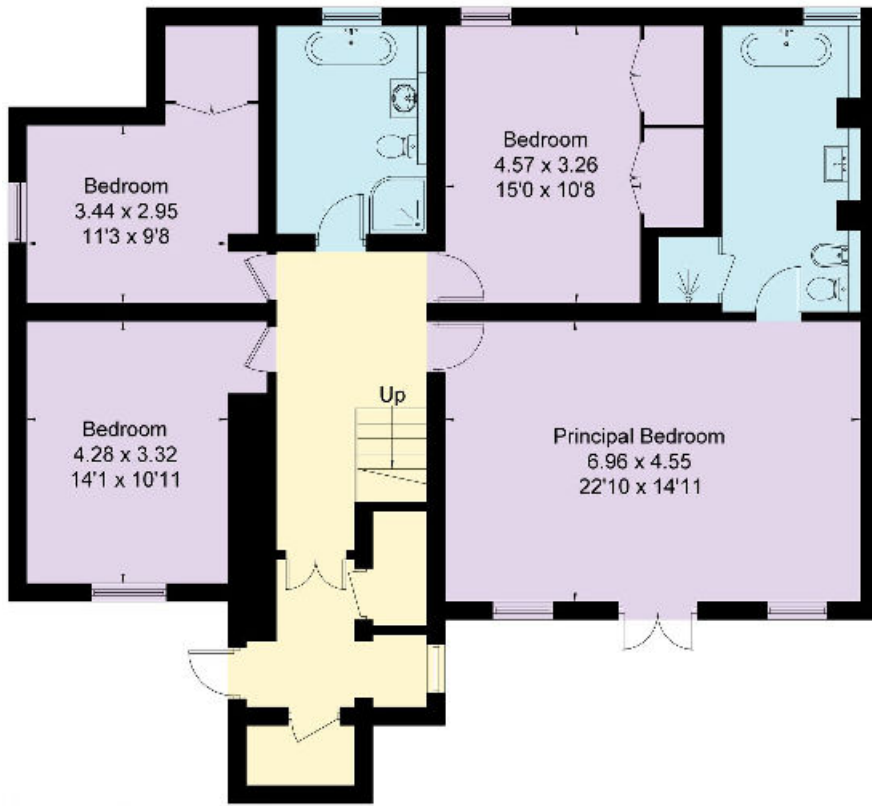
Band D.

Agents notes

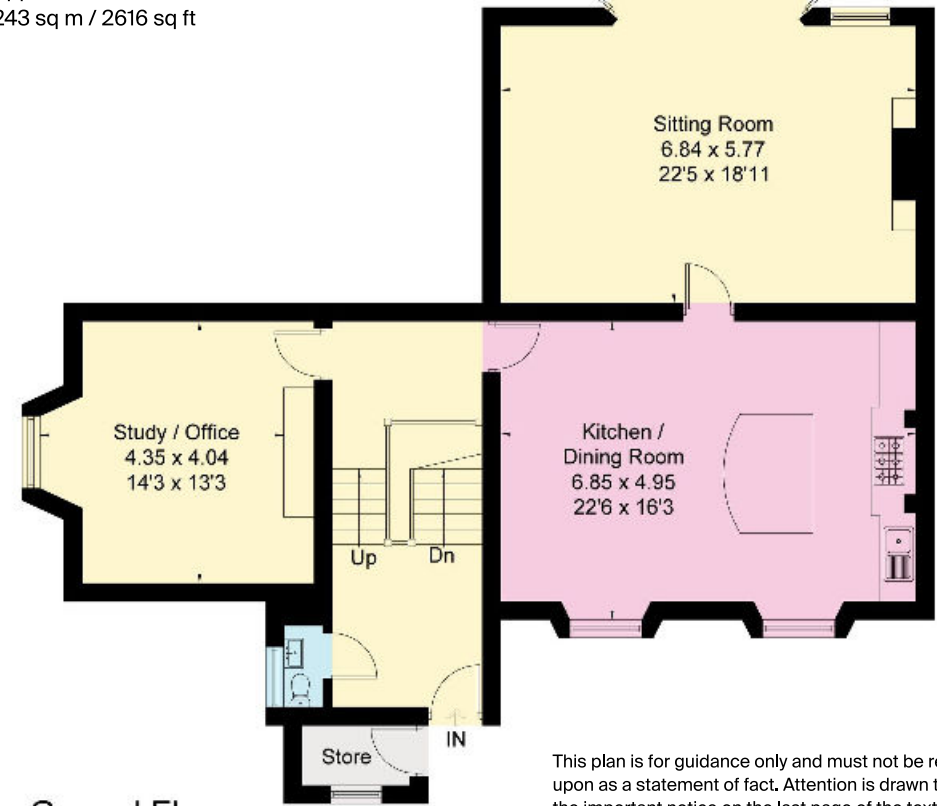
Permission must be sought with reference to the owning of pets and large vehicles.

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Approximate Gross Internal Floor Area
243 sq m / 2616 sq ft



Lower Ground Floor



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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