



Roger
Parry
& Partners

27 Mount Street, Shrewsbury, SY3 8QH



**27 Mount Street, Shrewsbury, SY3 8QH
Offers In The Region Of £550,000**

Portland Villa occupies an extremely convenient location in one of Shrewsbury's most sought-after areas, just a few minutes walk from the town centre and within the catchment area for preferred schooling. The property maintains many of the original features and offers modern well laid-out accommodation on three floors with lovely enclosed courtyard gardens to the rear. On the ground floor there is a light airy entrance hall, a sitting room to the front and an open plan area to the rear of the property incorporating kitchen with separate breakfast area and dining room. A small inner hallway gives access to the downstairs WC and Boiler cupboard/store. The first floor consists of a lovely principal bedroom to the front with a contemporary ensuite shower, a further double bedroom to the rear and a large family bathroom. Finally, the top floor provides two further good sized bedrooms.

The property has the benefit of gas central heating and the rare commodity of a small detached garage. We would point out it would only accommodate a small car but does offer great storage.

An enclosed rear courtyard garden provides a lovely outside seating/dining area. Portland Villa offers a rare opportunity to purchase property that provides all the character you could wish for from a period property but at the same time the benefit of modern well maintained and laid out accommodation. This combination coupled with the convenience of being a stone's throw from the town centre does make it something a bit special.





Floor Plan (not to scale - for identification purposes only)



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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Entrance canopy leading to feature original front door with coloured leaded glass inset and original brass furnishing leading to.

Entrance Hall

8'3 x 4'0 (2.51m x 1.22m)

With radiator, central light point, coved cornice, ceiling rose, original coloured leaded window to the side, staircase leading to first floor.

From Entrance Hall, original panelled door to:

Sitting Room

14'8 x 9'9 (4.47m x 2.97m)

With original cast iron fireplace, set to chimney breast with alcoves to either side with range of built in cupboards and shelving, double radiator, coved cornice, ceiling rose, wood varnished flooring, TV aerial socket, power points Wood frame double glazed bay window to the front.

Entrance Hall gives access to:

Dining Room

11'11 x 10'11 (3.63m x 3.33m)

With double radiator, ceramic tiled flooring, central light point, coving to ceiling, built in original cupboard set to alcove, wood sash window to the side, ample power points.

From Dining room, panel door leads to:

Small Inner Hallway

With lighting point and cloaks rack, giving access to:

Downstairs Cloakroom

With contemporary suite comprising WC, vanity wash hand basin with cupboard under, radiator, half tiled to all walls, recessed spotlight, extractor fan.

Inner hallway, also gives access to:

Boiler Room

Enclosing gas fired boiler supplying domestic hot water, lagged cylinder, providing further useful storage.

From Dining Room, archway through to:

Breakfast Area

9'10 x 6'0 (3.00m x 1.83m)

With double radiator, full length window with double French doors to one side lead to gardens, two sky lights with built in blinds, ceramic tiled flooring, double power point.

Breakfast area opens to:

Kitchen Area

With range of shaker style units comprising Belfast style sink set into granite worksurfaces, extending to three wall sections with further large peninsula work surface Extensive range of cupboards and drawers under, plumbing set for washing machine and dishwasher, two undercounter refrigerators, built in SMEG cooking range set to alcove with four ring gas hob and double electric oven under, built in eye level cupboards and open shelving, ceramic tiled flooring, power points, recessed spot lights, wood framed double glazed windows to the rear overlooking courtyard gardens.

From Entrance Hall: Staircase leads to:

First Floor Landing

With radiator, two central light points, first floor landing gives access to bedroom accommodation comprising:

Bedroom One

15'3 x 10'0 (4.65m x 3.05m)

With original cast iron fireplace and surround set to chimney breast, built in wardrobes set alongside providing hanging rail and shelving, two radiators, coved cornice, central ceiling rose, power points, double glazed wood framed window to the front, door to:

Ensuite Shower Room

Fitted with contemporary suite comprising walk in shower with fitted double head shower unit, and pivot door, vanity wash hand basin with storage cupboards under, tiled splash and large fitted mirror above, and built in WC alongside, tiled effect flooring, double radiator, recessed spotlights, ladder style radiator with built in cupboard below, wood framed opaque glass window to the front.

Bedroom Two

9'10 x 9'4 (3.00m x 2.84m)

With double radiator, coving to ceiling, power, and lighting points, built in storage cupboard with sliding doors extending across the width of one wall providing hanging and shelving space, wood framed sash window to the rear.

Family Bathroom

10 x 8'5 (3.05m x 2.57m)

Fitted with period style suite comprising, free standing claw footed bath with shower attachment, vanity wash hand basin and WC, chrome ladder style radiator, further double radiator, original cast iron fireplace set to one wall, recessed spotlights, extractor fan, wood framed partially opaque window to the rear.

From First floor landing, stairs lead to:

Second Floor Landing

With skylight and recessed spotlight, second floor landing gives access to further bedroom accommodation comprising:

Bedroom Three

13 x 11 (3.96m x 3.35m)

With radiator, original cast iron fireplace, power, and lighting points, built in wardrobes to one wall providing hanging rail and shelving, original sash window to the front.

Bedroom Four

15'3 x 7'9 plus further recess (4.65m x 2.36m plus further recess)

With double radiator, power and lighting points, double glazed sky light to the rear, built in storage cupboard, further built in tank cupboard.

Outside Front

The property is approached through wrought iron gate, leading onto quarry tiled pathway extending up to the front door with outside light. Front gardens laid to small enclosed gravelled area, enclosed by brick walling, and wrought iron railing. Brick paved pathway leads down the side of the property through wooden security gate to the rear with further outside light.

Garage

12'6 x 7'8 (3.81m x 2.34m)

With folding double wooden doors, brick paved flooring, power and lighting points, service door to the side.

Outside Rear

From French doors of breakfast area out onto brick paved patio area with artificial turfed area beyond, raised flower and shrub border set to one side,. The Courtyard provides a lovely outside seating/dining area and is enclosed by brick walling with outside water tap and outside lighting.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 16 Mbps & Superfast 1000 Mbps. Mobile Service: Likely/ Limited. We understand the Flood risk is: Very low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

Local Authority: Shropshire Council

Council Tax Band: E

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Driving: From Shrewsbury town centre go out over the Welsh Bridge and continue onto the Frankwell roundabout taking the third turning off onto Drinkwater St. Go past the Church turning right onto St George's St. At the end of the road turn left and Portland Villa is situated on the left indicated by the for sale sign. **Walking:** From the town centre go out over the Welsh Bridge and turn immediately right toward the theatre. Turn left on the White Horse Passage (opposite the theatre) This leads directly onto Mount Street. Portland Villa is situated on the left-hand side towards the top of the street indicated by the for sale sign.

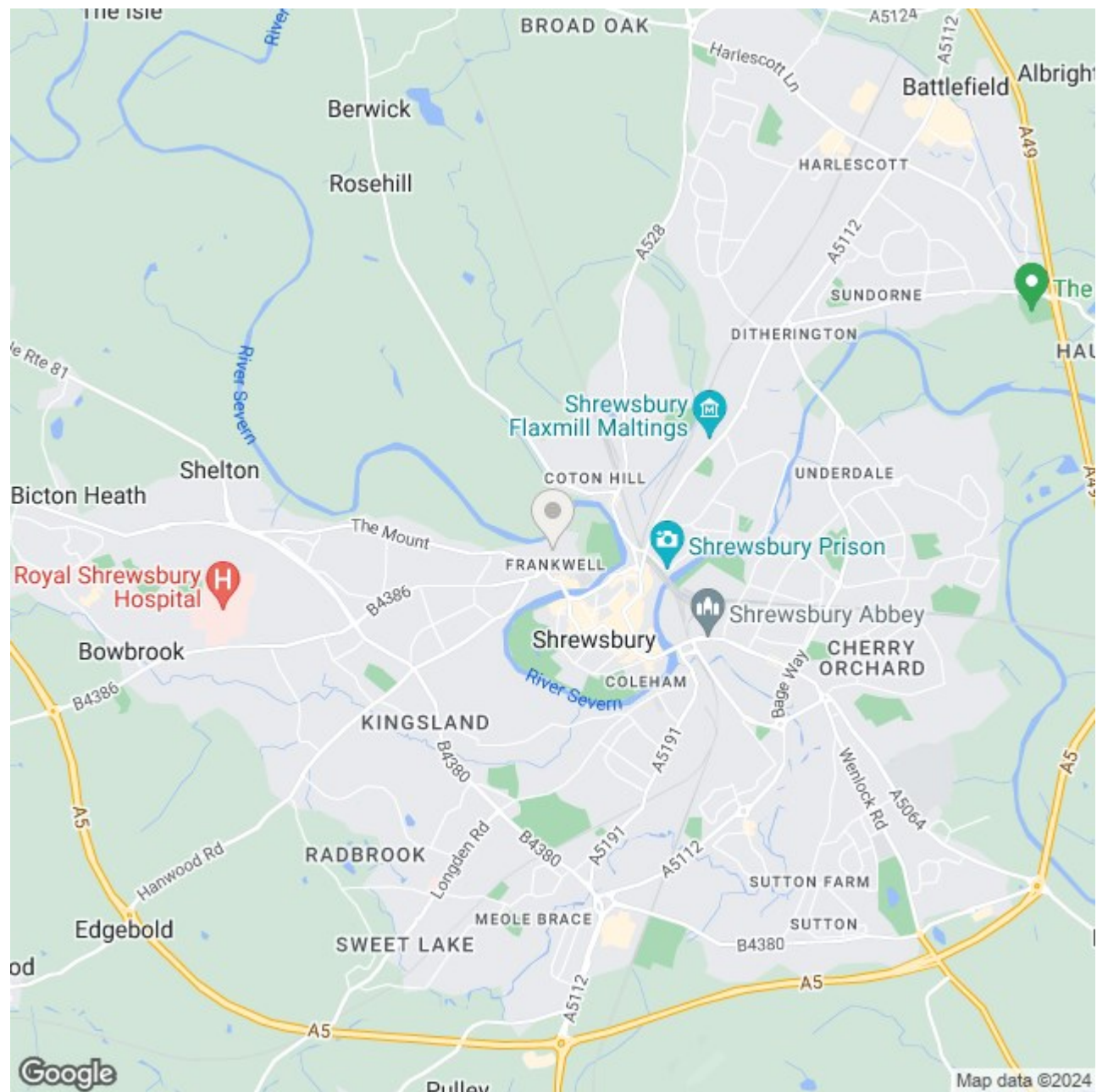
Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.