



14 Castle Court, Castle Street, Shrewsbury, SY1 2BG

£269,000 Freehold—4 bedroom town house, currently occupied as a high quality HMO

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Coopergreenpooks.co.uk

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A fantastic opportunity to purchase a town centre investment property which is currently rented out as a HMO (House of Multiple Occupancy) and generating a gross rental return of just over 8.5% per annum with a current gross income of £23,520 per annum. This property also has the potential to be converted back into a fantastic residential townhouse.

KEY FEATURES

- All 4 bedrooms are currently occupied, with individual tenancy agreements in place.
- Rooms are let on an all inclusive basis i.e. council tax and utility usage are included in the rent charged to tenants.
- The property provides excellent accommodation over 4 floors (including large dry cellar with separate access) and was extensively refurbished in mid 2020.
- Good standard of finish throughout, including carpets and décor, and a well-fitted kitchen with appliances. There is also a modern fitted cloakroom on the ground floor, and bath and shower rooms on the first and second floors. In addition to this, a new boiler was fitted in December 2023.
- Spacious hall stairs and landing areas and 4 good sized bedrooms.
- A quiet and attractive courtyard setting just off Castle Street in the heart of the town centre and 3 minutes walk from the railway station. An attractive location for young professional renters, while also offering superb potential to create a stunning residential townhouse.
- Room 1 - £505 PCM
- Room 2 - £455 PCM
- Room 3 - £505 PCM
- Room 4 - £495 PCM
- Total monthly rent (gross) - £1,960 — these rental figures could be increased periodically as appropriate.
- Total annual rent (gross) - £23,250
- If you would like any further information regarding current rental income or expenses, please feel free to contact the office.
- Virtual tour available — <https://my.matterport.com/show/?m=dEBbQEB2D1X>

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

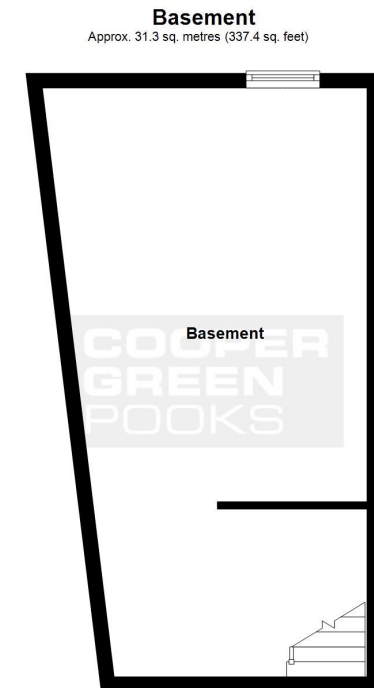
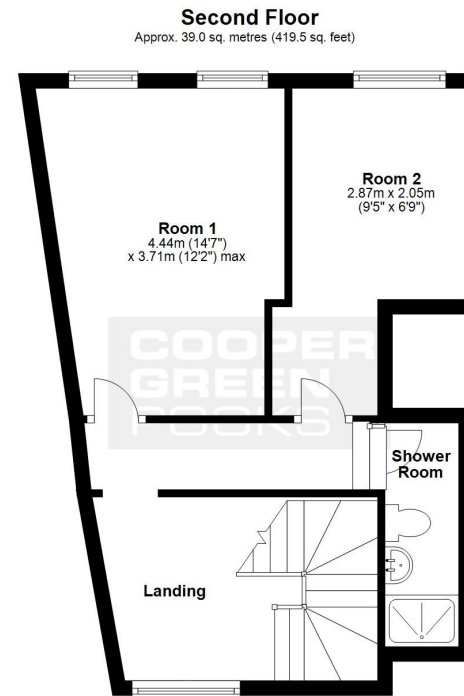
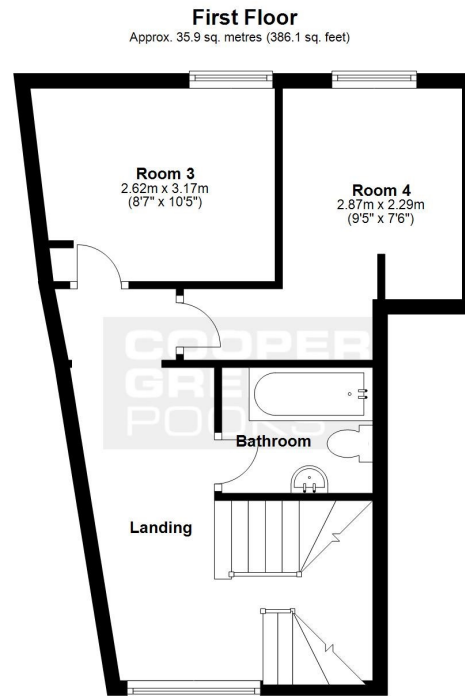
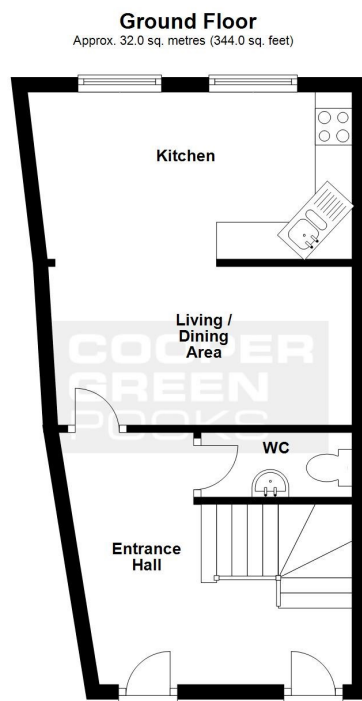


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Total area: approx. 138.1 sq. metres (1486.9 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.







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Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC	Band D
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

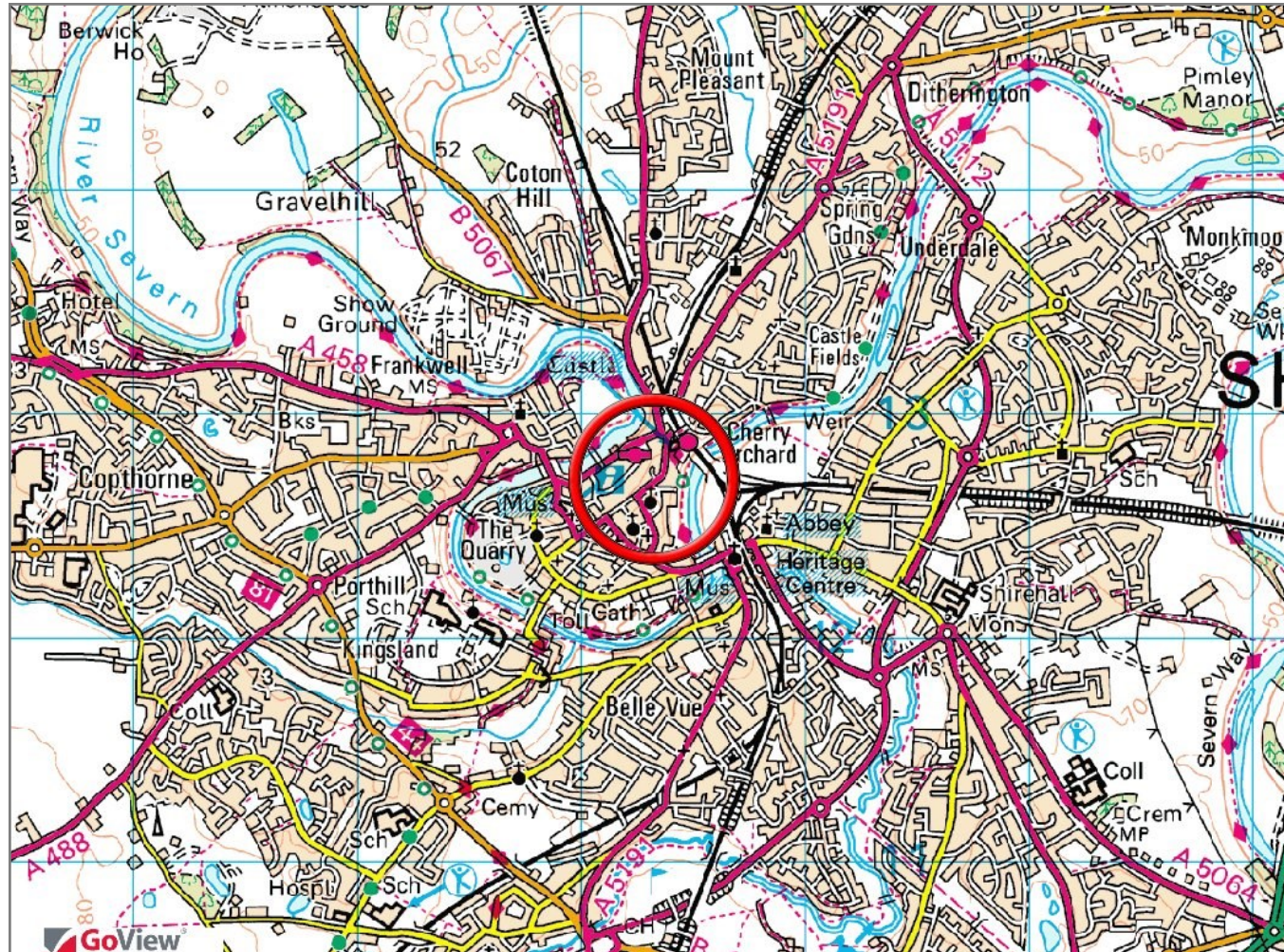
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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