



SAMUEL WOOD

Severn Lodge & Coach House, 22 Hunter Street, Shrewsbury, Shropshire, SY3 8QN

Price Guide £1,750,000



Severn Lodge & Coach House, 22 Hunter

Shrewsbury, Shropshire, SY3 8QN



- Five Bedroom Main House
- Versatile Accommodation
- Close to Shrewsbury Town Centre
- Sitting in approx 0.82 ACRE
- Period Features
- Three Bedroom Coach House
- Stunning Riverside Location
- Gas Fired Central Heating
- Lodge Rental income £850 pcm
- EPC Ratings E & D

This is a rare opportunity to purchase a delightful, architecturally pleasing FIVE bedroom Riverside Lodge together with a separate detached Coach House annex, offering attractive THREE bedroom accommodation, providing the opportunity for a separate relatives annex or an investment opportunity with a recurring letting income. The Coach House is presently let on an existing Assured Shorthold Tenancy. Both properties occupy a delightful position on the fringe of the Mountfields area, ideally situated within walking distance the Shrewsbury town centre with its cosmopolitan facilities. Severn Lodge has traditional gardens sloping down towards the River Severn.



Reception Hall

Dining Room 14'1 x 12'2 (4.29m x 3.71m)

Guest WC

Living Room 17'9 x 15'11 (5.41m x 4.85m)

Family Room 14'1 x 14'9 (4.29m x 4.50m)

Kitchen Breakfast Room 11'6 x 26'7 max (3.51m x 8.10m max)

Utility Room

Landing

Bedroom 1 17'9 x 15'11 (5.41m x 4.85m)

Bedroom 2 10'10 x 14'9 (3.30m x 4.50m)

Bedroom 3 11'5 x 12'2 (3.48m x 3.71m)

Bedroom 4 15'7 x 7'7 (4.75m x 2.31m)



Bedroom 5 20' x 6'7 (6.10m x 2.01m)

Bathroom

Separate WC

THE COACH HOUSE

Porch

Cloakroom WC

Living Room 15'1 x 17'9 (4.60m x 5.41m)

Dining Room 17'1 x 11'2 (5.21m x 3.40m)

Kitchen

Conservatory 17'1 x 6'11 (5.21m x 2.11m)

Landing

Bedroom 1 12'2 x 17'9 (3.71m x 5.41m)

En-Suite Shower Room

Bedroom 2 9'6 x 10'2 (2.90m x 3.10m)

Bedroom 3 8'4 x 11'2 (2.54m x 3.40m)

Bathroom

Outside

Severn Lodge and The Coach House are located within a delightful setting with traditional lawned gardens together with plantings providing privacy extending to approx. 0.83 ACRE. A sweeping gravel driveway connects from the entrance to Severn Lodge and the lovely gardens slope down toward the rivers which is accessed by a public footpath.

Services at the property

We understand that the property has gas, mains electricity, mains water and mains drainage.





Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND.

Council Tax Band: tbc

Tenure

We understand the tenure is Freehold.

Mortgage Services

We offer a no obligation mortgage service through our in house Financial Advisor. Please ask a member of our team for further details.

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions

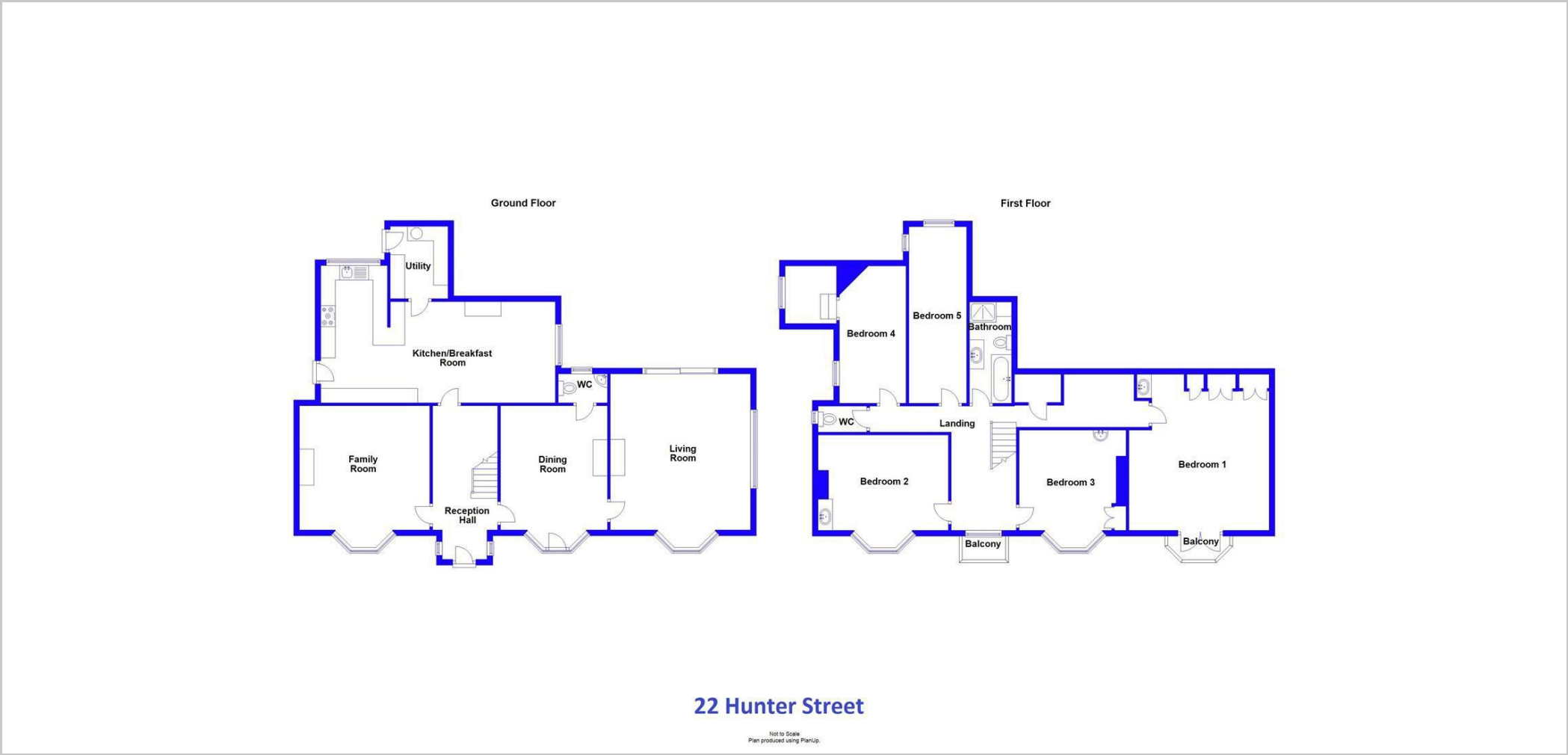
The properties are situated on the fringe of the lovely Mountfields area. From Frankwell turn left opposite the Theatre Severn into Mount Street. Continue turning right into Alma Street, then left into Hunter Street and the properties are located towards the very end of Hunter Street.







Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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