



SAMUEL WOOD

The White House, 42 Preston Brockhurst, Shrewsbury, Shropshire, SY4 5QA

Offers In The Region Of £550,000



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Shrewsbury, Shropshire, SY4 5QA



- Versatile, Spacious Grade II Listed Property
- Potential for Modernisation & Improvement
- Plot Extending to approx 0.5 Acre
- Range of Outbuildings
- Excellent Road Links
- Accommodation over Three Floors
- Unique Architectural Features
- Oil Fired Central Heating
- Ample Off Road Car Parking
- EPC not required

Grade II listed individual house with a rich history and charming character also providing potential for modernisation and improvement, having spacious accommodation with four bedrooms and four reception rooms. The attic rooms present potential for conversion, subject to necessary consents, offering additional living space for future expansion or storage. Conveniently located adjacent to the A49, providing excellent connectivity to Shrewsbury, Wem, Telford, Whitchurch and Chester. This unique property is brimming with architectural features and immense potential. While it does require modernisation and improvement, this home offers a remarkable canvas for creating your dream residence.

As you step through the front door, you are greeted by an entrance lobby that sets the tone for the rest of the property. Adjacent to the lobby is a spacious living room, perfect for relaxation and entertaining. The heart of the home is the impressive central dining hall, being ideal for family gatherings and dinner parties, with a separate sitting room to offer a retreat for reading and relaxing. The kitchen, while functional, provides ample opportunity for modernisation to suit contemporary tastes and requirements. A rear lobby leads to a utility room and a convenient ground floor WC, adding to the practicality of the home. There is an additional reception room on the ground floor, providing flexible space that can be tailored to your needs.

Two separate staircases ascend to the first floor, adding to the property's unique charm and accessibility. The first floor features spacious landings that create a sense of openness and ease of movement throughout this level. There are four well-proportioned double bedrooms, each with its own character and potential for customisation, a family bathroom serves the bedrooms

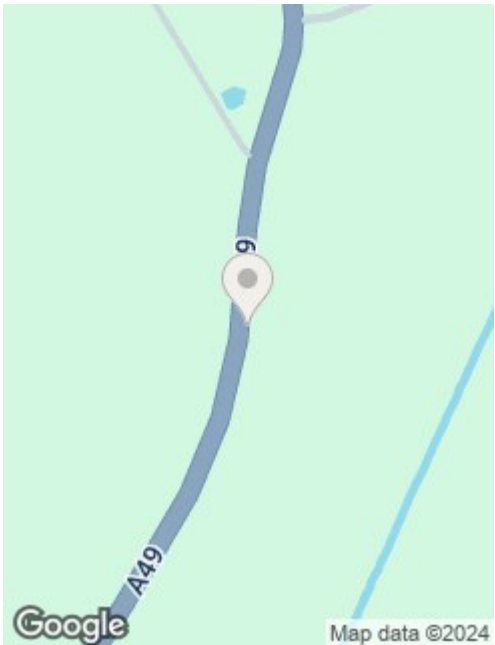
From the first floor landing, steps ascend to the second floor level, which currently comprises three separate attic rooms. These rooms present excellent potential, subject to planning consents, for conversion into additional living spaces.

The property is conveniently located adjacent to the A49, with an entrance driveway providing off-road parking. The gardens and grounds extend to approx 0.5 of an acre, offering space for outdoor activities and gardening enthusiasts. Additionally, there is a range of sheds and outbuildings, providing versatility and further scope for development.

42 Preston Brockhurst is a property with endless possibilities, awaiting your vision and creativity to transform it into a stunning home.







Directions

From Shrewsbury, take the A49 north passing through Hadnall and continue to the village of Preston Brockhurst. The property can be found on the left hand side, opposite the bowling green as indicated by the Samuel Wood for sale sign.

Services: We understand that the property has oil heating, mains electricity, mains water and mains/private (tbc) drainage.

Broadband Speed: Basic 3 Mbps & Superfast 80 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: F

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.





Floor 0

- Living Room: 12'11" x 17'8"
- Kitchen: 16'8" x 9'0"
- Dining Hall: 17'8" x 17'8"
- Reception Room: 11'2" x 16'0"
- Sitting Room: 15'1" x 10'8"
- Two Hallways: 2'10" x 4'9" and 2'8" x 9'11"

Floor 1

- Bedroom 1: 11'9" x 18'3"
- Bedroom 2: 13'5" x 10'9"
- Bedroom 3: 12'7" x 10'8"
- Bedroom 4: 13'7" x 11'0"
- Bathroom: 10'9" x 6'0"
- Three Landings: 8'8" x 15'2", 16'10" x 4'10", and 4'8" x 14'3"

Floor 2

- 10'5" x 10'7"
- 10'0" x 17'8"
- 15'10" x 15'0"



Approximate total area⁽¹⁾
2724.68 ft²

Reduced headroom
238.06 ft²

(1) Excluding balconies and terraces

[] Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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