

Mountfields Villa, 19 Hunter Street, Mountfields, Shrewsbury,  
Shropshire, SY3 8QN

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

**Offers In The Region Of £540,000**

Viewing: strictly by appointment through the agent

The property occupies a lovely position within this highly desirable residential location. The property is within easy walking distance of tranquil riverside walks leading to the Quarry Park, the Theatre Severn, the medieval town centre of Shrewsbury. The property is also well placed to highly regarded schooling and the local bypass linking up to the M54 motorway network. This property has the added benefit being offered for sale with NO UPWARD CHAIN and early viewing comes highly recommended by the sole selling agent.

The property would benefit from general modernisation throughout, and possible partial underpinning (refer to Agents note). Cash offers are invited in the region of £540,000.

The accommodation briefly comprises of the following: reception hallway, sitting room, lounge, kitchen/breakfast room, large walk-in pantry, dining room, utility room, shower room, cellar, first floor landing, four bedrooms, Jack and Jill family bathroom, separate WC, beautiful well established generous size partially walled front gardens, low maintenance rear courtyard, parking forecourt providing off street parking for up to three vehicles, gas fired central heating, and many period features. Viewing is highly recommended.

The accommodation in greater detail comprises:

Wooden glazed entrance door with decorative stained glazed window above gives access to:

**Reception hallway**

Having coving to ceiling, period tiled floor, radiator.

Wooden panel door from reception hallway gives access to:

**Sitting room**

13'11 x 12'0

Having glazed sash window to front, attractive period fireplace with living flame coal effect gas stove, coving to ceiling, radiator.

Wooden panel door from reception hallway gives access to:

**Lounge**

14'0 x 12'0

Having glazed sash window to front, radiator, period fireplace with decorative fire surround.

From reception hallway wooden panel door gives access to a brick staircase which leads down to:

**Cellar**

13'10 x 12'2

Having exposed beams to ceiling, paved floor, fitted power and light.

Wooden framed door from reception hallway and arch from lounge gives access to:

**Kitchen/breakfast room**

18'3 x 12'0

And comprises: base units with built-in cupboards and drawers, eye level glass display cabinets, space for appliances, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, free standing AGA cooker, exposed beam to ceiling, two sealed unit double glazed windows to rear, radiator, tiled floor.

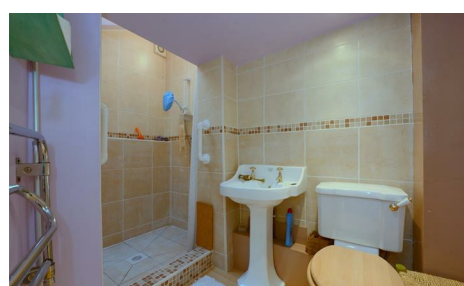
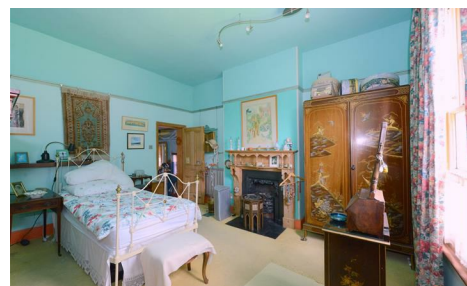
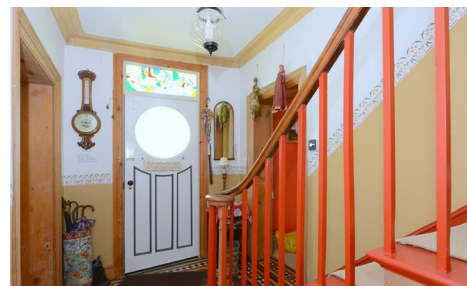
From kitchen/breakfast room wooden door gives access to:

**Large walk-in pantry**

7'1 x 5'4

Wooden framed sealed unit double glazed door from kitchen/breakfast room gives access to:





**Dining room**

17'4 max reducing down to 10'9 x 13'10

Having wood effect flooring (under floor heating), three roof windows, PVC door giving access to front and UPVC double glazed door giving access to rear.

From dining room arch gives access to:

**Utility room**

12'6 max x 8'8

Having base units with built-in drawers, fitted wooden style worktops, Belfast style sink with mixer tap over, space for appliances.

Wooden panel door from dining room gives access to:

**Shower room**

Having walk-in shower cubicle with wall mounted electric shower, pedestal wash hand basin, low flush WC, Velux roof window, heated towel rail, under floor heating.

From reception hallway staircase rises to:

**First floor landing**

Having glazed sash window to front.

From first floor landing wooden panel doors give access to: Bedroom one and Bedroom two

**Bedroom one**

14'5 x 12'5

Having attractive period fireplace with decorative timber fire surround, radiator, picture rail, glazed sash window to front, interconnecting door to Jack & Jill bathroom.

**Bedroom two**

14'7 x 12'4

Having glazed sash window to front, radiator, vanity unit with wash hand basin, fitted drawers and storage cupboards below, picture rail.

Wooden panel door from first floor landing gives access to:

**Secondary first floor landing**

Having sealed unit double glazed door with matching windows to side which leads to a balcony area, radiator, loft access.

Wooden panel doors from secondary first floor landing gives access to: Two further bedrooms, Jack and Jill bathroom and separate WC.

**Bedroom three**

18'2 x 8'0

Having glazed sash window to front, sealed unit double glazed window to rear, period fireplace, wall mounted wash hand basin with decorative period tiled splash surround and mirror above, radiator.

**Bedroom four**

9'0 x 7'7

Having glazed sash window, radiator, built-in wardrobe.

**Jack and Jill bathroom**

Having roll top bath with antique style mixer tap over and hand-held shower attachment off, corner shower cubicle, high flush WC, wall mounted wash hand basin, bidet, glazed sash window to rear, further glazed window to side, loft access, radiator, recessed spotlights to ceiling.

#### Separate WC

Having low flush WC, decorative period stained glazed window to rear.

#### Outside

To the front of the property there is a parking forecourt which could accommodate up to three vehicles. Gated pedestrian access then leads to a beautifully kept, well established mature garden which comprises: lawn garden, a variety of specimen shrubs, plants, bushes and trees, paved pathways, raised beds, feature garden pond, brick/wood store, brick built outside store, attractive brick built summerhouse with tiled floor, having a range of glazed windows and French doors.

To the rear of the property, there is a L-shaped low maintenance courtyard, enclosed by brick walling and having gated pedestrian rear access. (We believe that a neighbouring property has a partial pedestrian right of way, to gain access to the rear of their property).

#### AGENTS NOTE

The property has suffered movement over its lifespan. Berrys surveyors have carried out an independent survey and organised a CCTV drainage report (that are available for inspection to any genuinely interested parties). They recommend that the property should be monitored for further signs of movement. In the case that remedial works are needed, they suggest, subject to further investigation, that those works would entail a partial underpinning at an estimated cost of £20,000 plus VAT.

#### Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

#### COUNCIL TAX BAND C

#### Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

#### Referral fee disclaimer

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Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

