



97 The Mount, Shrewsbury, SY3 8PH

Shrewsbury & Country House Sales

MILLER
EVANS



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Freehold

A particularly well appointed, well maintained and improved, semi-detached Victorian family house, full of original charm and quiet grandeur, situated in one of Shrewsbury's most esteemed residential areas.

London - 160 miles

Birmingham - 48 miles

- Immaculately presented semi-detached Victorian family house
- Accommodation arranged over three floors
- Four bedrooms, en suite and family bathroom
- Sitting room and dining room
- Superb kitchen/dining/family room
- Garage and ample parking
- Attractive, well stocked south facing rear garden
- Situated in an esteemed residential location within walking distance of the town centre



This four bedroom semi-detached property provides well planned and well proportioned accommodation throughout. On the ground floor level is an attractive entrance hall, two generous reception rooms and toward the back of the house, a large kitchen/breakfast room/family room with doors opening onto the carefully tended south facing rear garden. On the first floor is a master bedroom with en suite shower room, second bedroom and large family bathroom. On the second floor are two further spacious bedrooms. From the entrance hall, there is a staircase descending to a lower ground floor/cellar. The property benefits from gas fired central heating.

The property is well placed in one of Shrewsbury's most esteemed residential areas, renowned for its architectural significance. The Mount was the birth place of Charles Darwin and this adds to its historical allure. The property is within close proximity to the town centre with its many fashionable bars and restaurants, Theatre Severn, the Quarry Park and Dingle Gardens and the railway station. The property is also well placed close to popular schools in both the state and private sector and convenient transport links. The whole making the location desirable for families and professionals alike.







INSIDE THE PROPERTY

ENTRANCE PORCH

RECEPTION HALL

SITTING ROOM

12'10" x 12'4"

DINING ROOM

12'10" x 12'4"

BREAKFAST KITCHEN / FAMILY ROOM

20'0" x 17'11"

Fitted with a range of Bespoke units with Granite working surfaces

Gas fired Aga cooking range

CELLAR

12'6" x 12'4"



STAIRCASE rising from the reception hall to FIRST FLOOR LANDING

BEDROOM 1

12'10" x 12'4"

EN SUITE SHOWER ROOM

BEDROOM 2

12'10" x 12'4"

FAMILY BATHROOM

STAIRCASE continues to the SECOND FLOOR LANDING with large store cupboard

BEDROOM 3

12'10" x 12'4"

BEDROOM 4

13'0" x 12'4"



DETACHED GARAGE

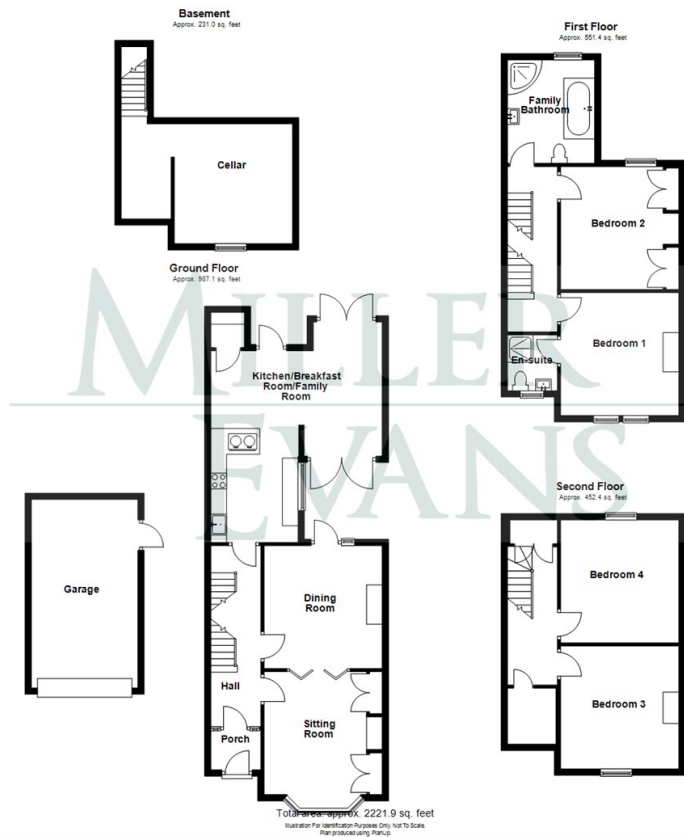
Situated at the rear with gateway access to additional hardstanding providing further parking.

The property is set back and divided from the road by an original ornamental wall with an ornate wrought iron gate, leading to a paved pathway to the front entrance. The forecourt is laid to lawn with floral and shrubbery displays and intersected by a variety of ornamental trees.

There is a particularly attractive and well stocked SOUTH FACING REAR GARDEN with a paved patio and terrace, sweeping lawns with floral and shrubbery borders, a variety of mature specimen trees and shrubs. There is a further circular brick paved terrace towards the end of the garden and a pathway extending to the Garage.

HOW TO GET THERE

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the second exit onto The Mount. Continue for some distance and the property will eventually be found set back on the left hand side. Please note that vehicular access is gained to the rear, via Barracks Lane, which leads to the large single garage with further hardstanding and parking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : E

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 0345 678 900

FIND OUR PROPERTIES ON:

Residential Sales & Lettings
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Shrewsbury SY1 1QJ
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