32 MOUNT STREET

SHREWSBURY | SY3 8QH

Halls 1845

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Close to amenities.

A MUCH IMPROVED AND HIGHLY APPEALING VICTORIAN SEMI DETACHED HOUSE, OFFERING SPACIOUS ACCOMMODATION IN EXCELLENT DECORATIVE ORDER, SET WITH LANDSCAPED GARDENS.

Popular location within walking distance of town centre
Recently much improved
Feature open plan Living/Dining/Kitchen
Useful garage/store, attractive rear gardens
NO ONWARD CHAIN

Shrewsbury Office
2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ
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E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre proceed over the Welsh Bridge to the Frankwell roundabout. Take the 3rd exit onto Drinkwater street and then first right on to St Georges Street. Proceed to the end of the street and turn left onto Mount Street, where the property will be found on the right hand side.

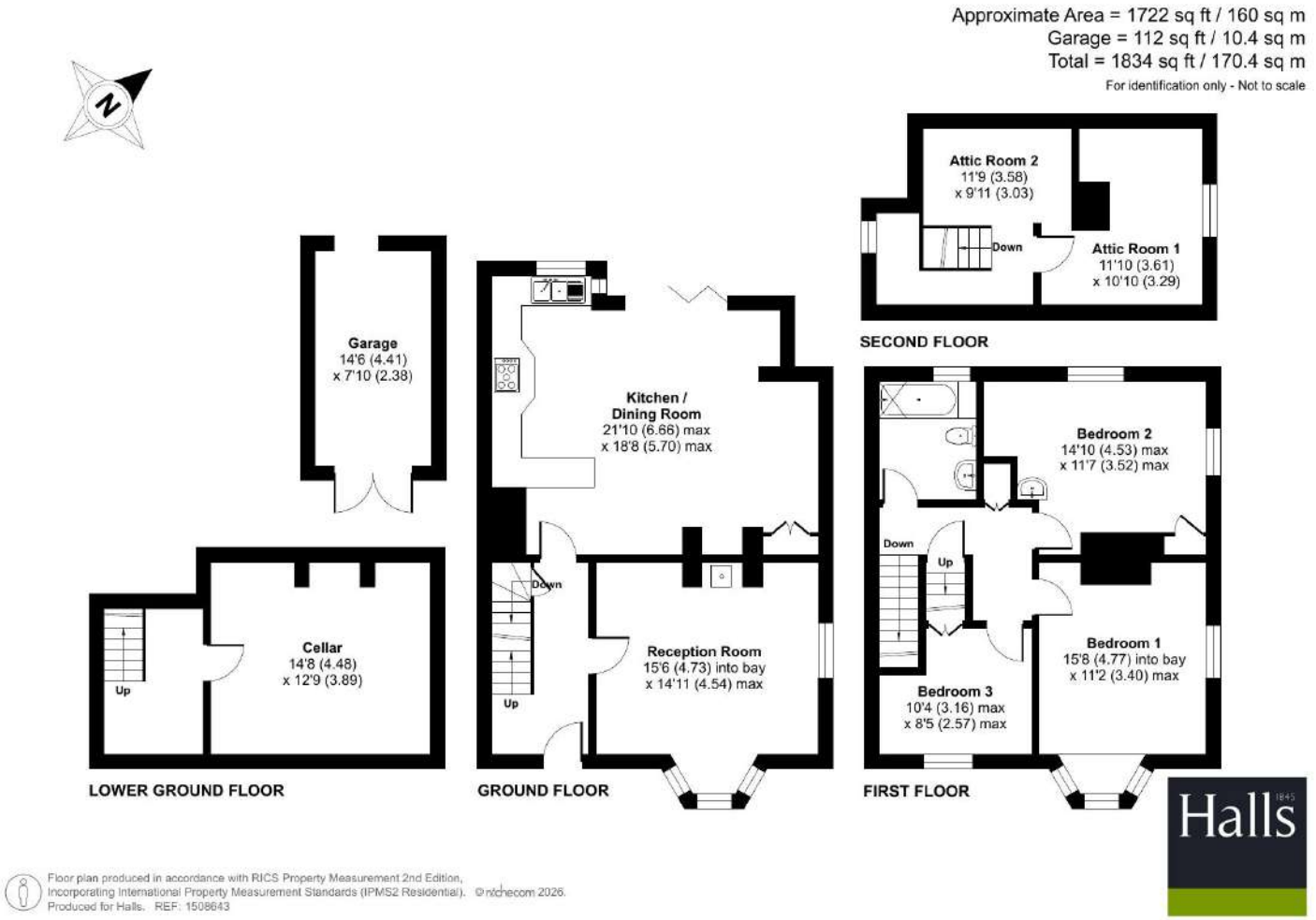
SITUATION

The property occupies a most desirable position in asought after and well established residential area, being particularly close to the town centre which is within easy walking distance. Shrewsbury town centre offers a fashionable and extensive range of amenities which includes an excellent shopping centre, modern theatre, range of leisure facilities including bars and restaurants. In addition, the property has ready access to some delightful riverbank walks and purchasers will be pleased to note there is a rail service available close by.

PROPERTY

The property is approached through an entrance hall, with stairs descending to the cellar, providing valuable additional storage. The beautiful living room is a particularly appealing reception space, featuring exposed wooden floorboards, a bay window to the front and further window to the side, together with a wooden fire surround set on a tiled hearth housing a log burning stove. Built-in shelving to the alcoves adds both character and practicality.

To the rear is an impressive open-plan kitchen, dining and living space, creating a wonderful sociable heart to the home. The kitchen affords an extensive range of Quartz work surfaces, base and wall storage cupboards, inset double sink with mixer taps, integrated dishwasher, built-in double oven, gas hob and extractor.



A window overlooks the rear garden, while the adjoining dining and family area enjoys an abundance of natural light from roof windows and glazed bi-fold doors which open directly onto the terrace and gardens. Wooden-style flooring, inset ceiling lighting, and a further wooden fire surround with tiled hearth and decorative cast iron fire complete this versatile space. To the first floor there are well proportioned 3 bedrooms which are served by the bathroom with panelled bath with shower over, wash hand basin and low flush WC.

The first floor provides access via the original staircase to the loft space, which currently comprises two rooms and offers excellent potential for those wishing to further enhance and develop the accommodation, subject to any necessary consents.

The property has also been re-wired throughout.

OUTSIDE

Outside, the property has a side access which leads through to the storage garage and rear gardens. The generous rear garden is a particular feature, comprising a spacious flagged sun terrace, providing an ideal setting for entertaining and alfresco dining, with steps leading down to flowing lawns and established planted borders. The combination of attractive outdoor space, period character and recently improved accommodation makes this a highly appealing Victorian home with considerable further potential.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested. The property also has the benefit of solar panels to the back roof.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.

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