



SAMUEL WOOD

5 Bynner Street, Shrewsbury, Shropshire, SY3 7PB

Asking Price £260,000



# 5 Bynner Street

Shrewsbury, Shropshire, SY3 7PB



- Well Presented Home
- Potential HMO Opportunity
- Converted Cellar
- Three Shower Rooms
- Gas Central Heating
- Sought After Location
- Landscaped Rear Garden
- Spacious Reception Rooms
- Converted Loft
- EPC Rating D

Samuel Wood is delighted to offer for sale this well presented home on Bynner Street, Belle Vue. Previously operated as a HMO in three separate apartments, the property comprised over four floors benefits from spacious contemporary living spaces complemented by a recently landscaped garden and on street parking. Situated in the popular location of Belle Vue within walking distance of the town centre, close to excellent amenities including pubs, shops, river walks, restaurants, within good school catchment and practical road links.

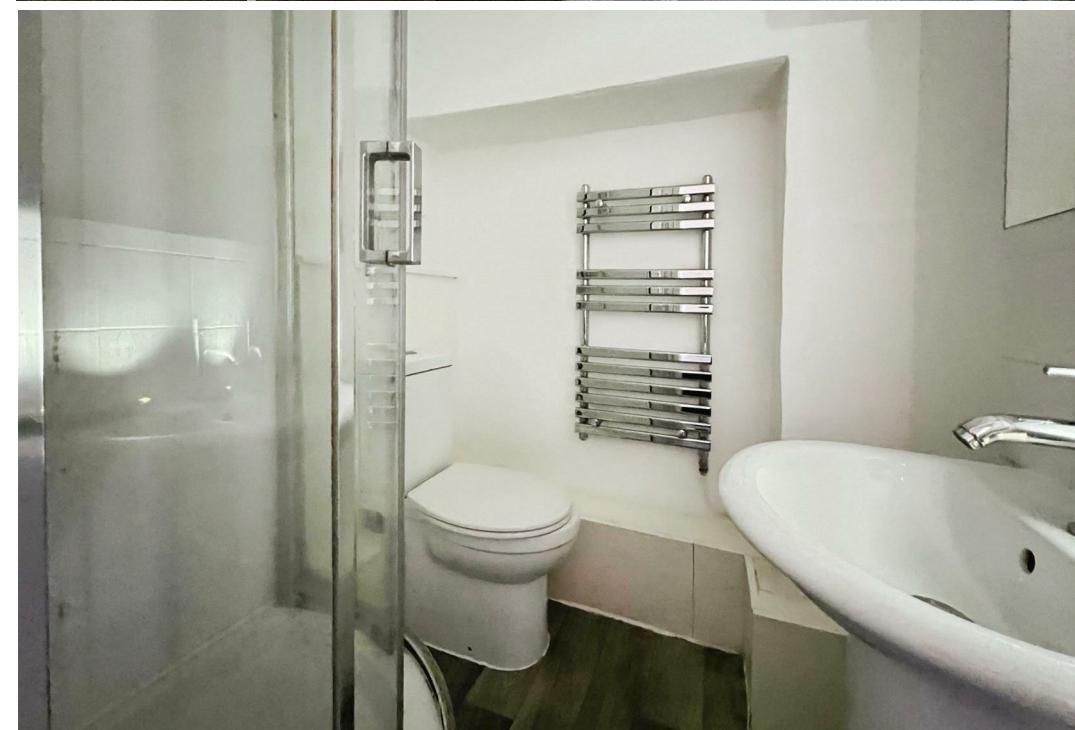
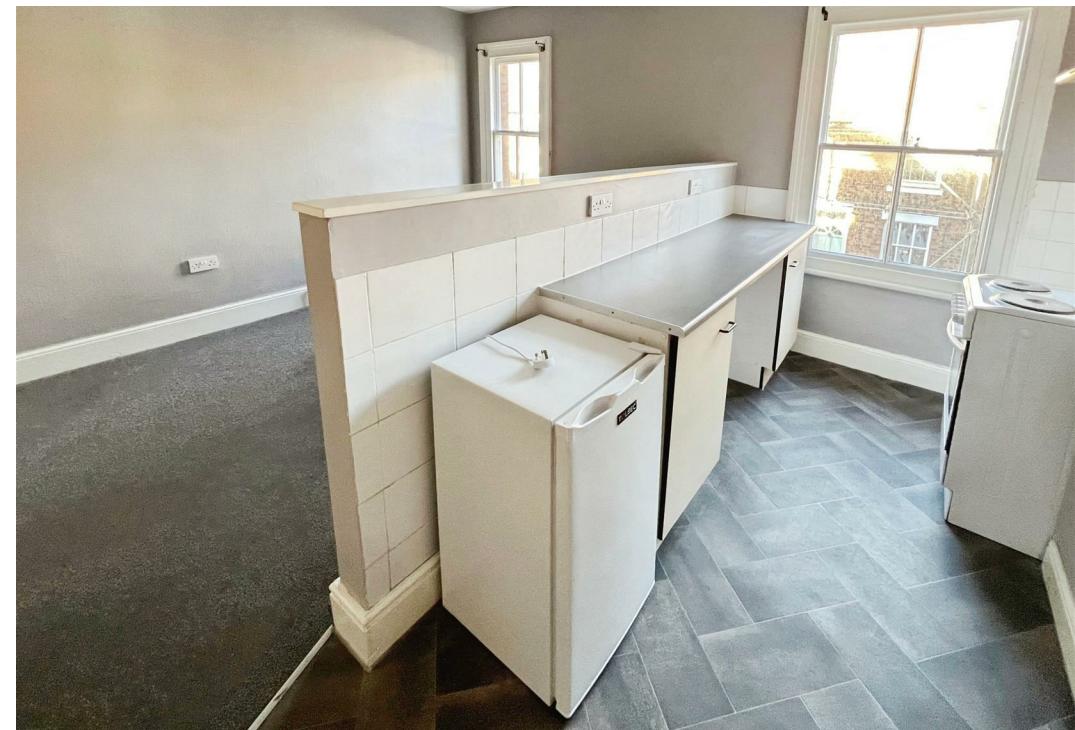
5 Bynner Street is a mid terrace property in the sought after Belle View area of Shrewsbury, currently configured as a House in Multiple Occupation with three self contained flats arranged over four floors. The property is being sold as a single dwelling, presenting an attractive opportunity for investors or buyers seeking a versatile income generating asset. Situated on a residential street with on street parking, the home also benefits from a landscaped rear garden with gated access to a rear passageway.

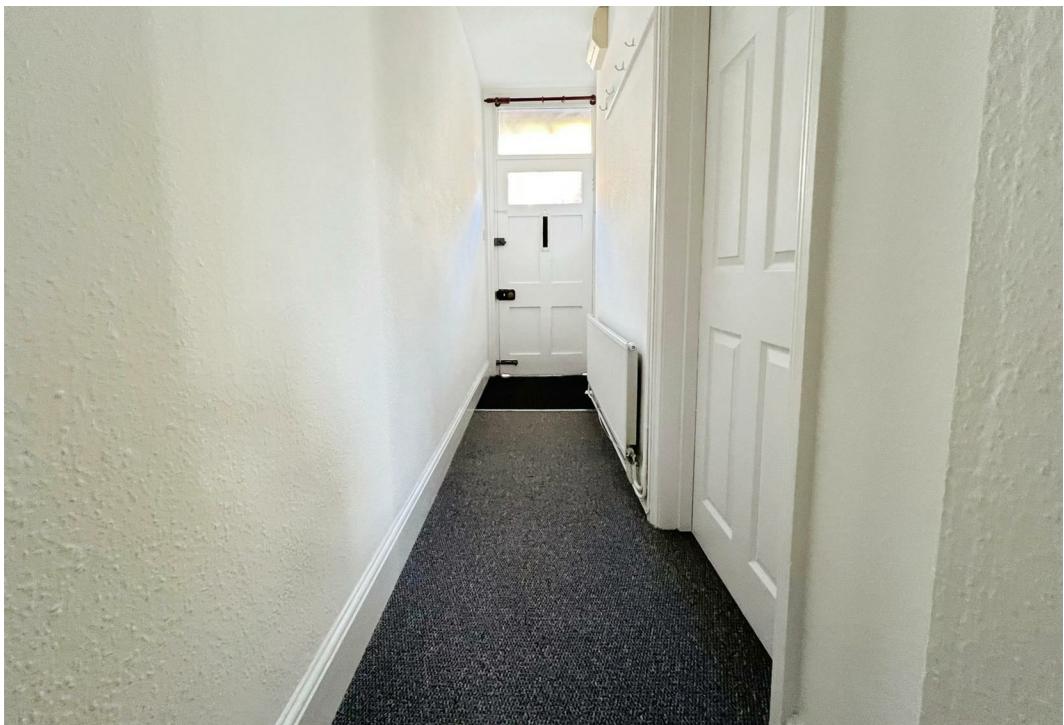
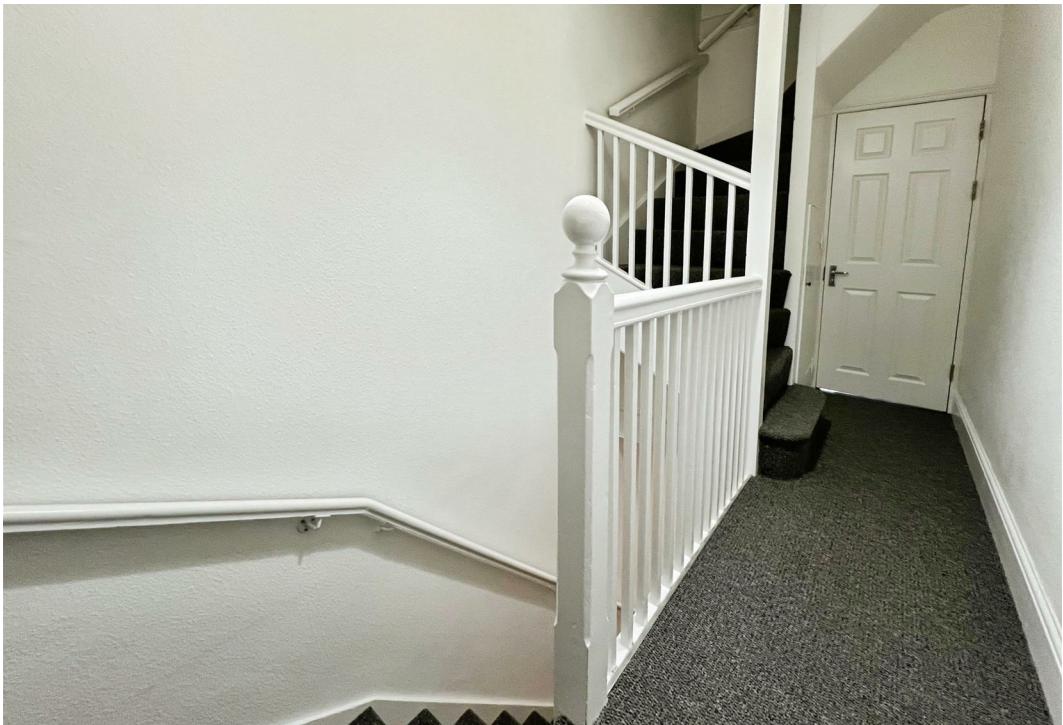
Upon entry, a communal entrance hallway provides access to the ground floor flat and stairs rising to the upper floors. The ground floor flat comprises a living room and a spacious kitchen, which leads to a recessed area with access to the rear garden. This level also includes a modern shower room. Stairs descend to the cellar, which offers two generous reception rooms or potential bedrooms, adding flexibility to the layout. From the recessed area, stairs lead up to a separate WC with basin and the boiler.

The first floor hosts a practical laundry cupboard and access to the second flat, which features an open plan living and kitchen area, a modern fitted shower room and a double bedroom enjoying views over the rear garden. The top floor accommodates the third flat, also arranged with an open-plan living kitchen space, a shower room and a double bedroom. Overall, the property offers well proportioned accommodation throughout, with each flat independently laid out, making it a compelling proposition for continued HMO use or future reconfiguration, subject to the necessary consents.

Agents note: images of the top floor apartment to follow shortly.







## Directions

What3words: //view.cute.closes



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

Broadband Speed: Basic 15 Mbps, Superfast 80 Mbps & Ultrafast 2300 Mbps  
\*Results provided by Ofcom and correct at time of listing\*

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: Each apartment - A

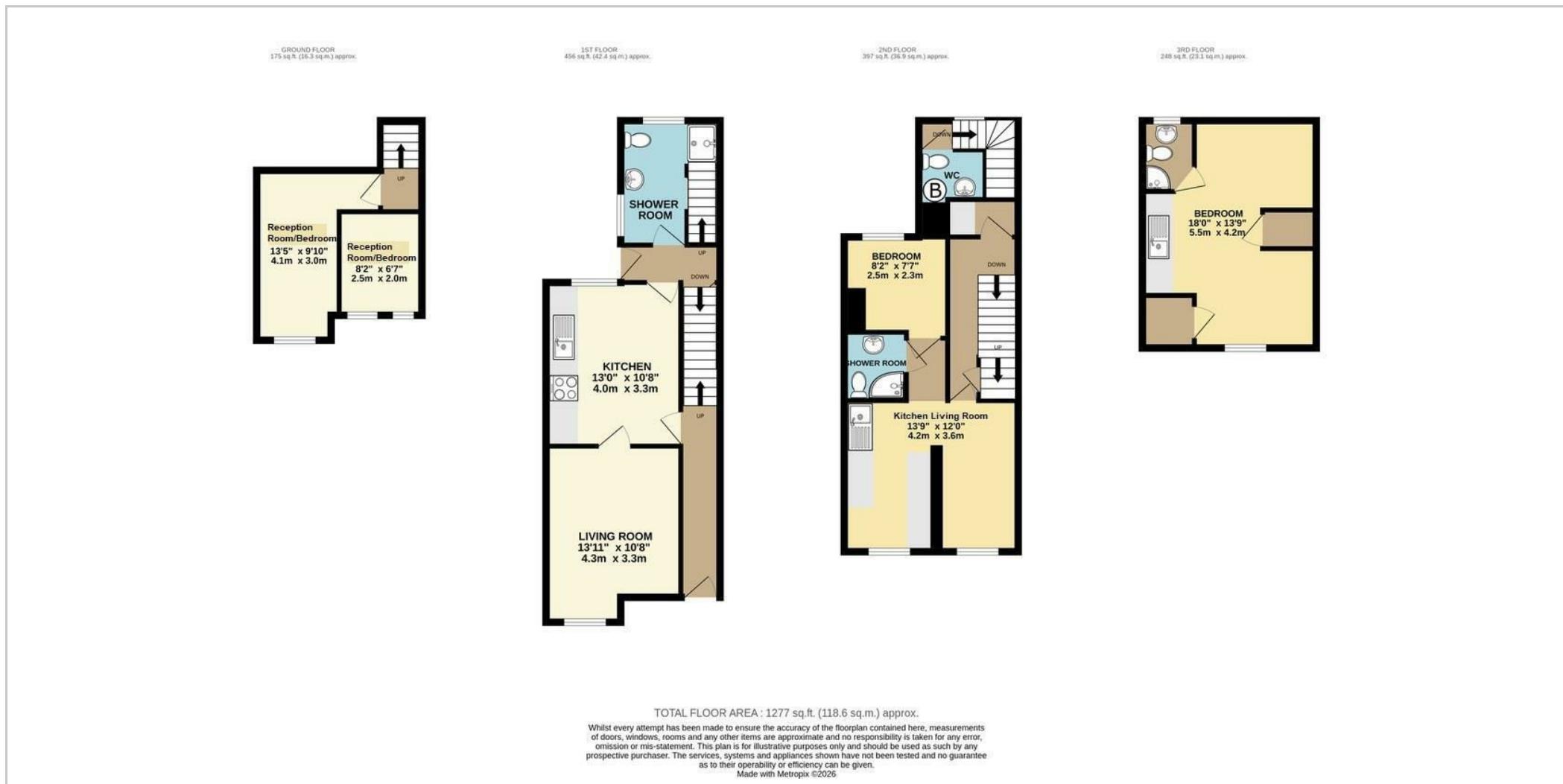
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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 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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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