



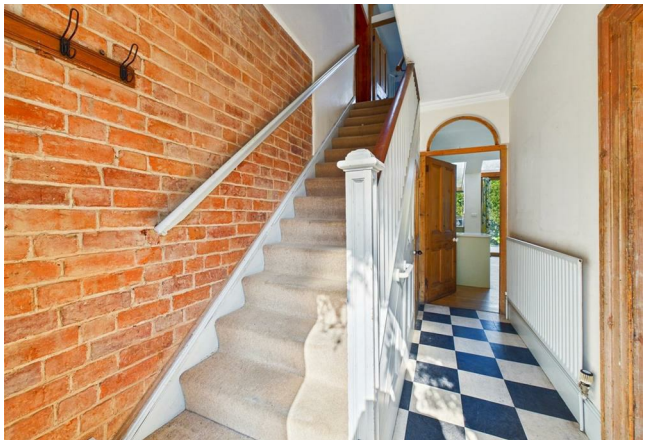


32 & 34 Mount Street, Shrewsbury, SY3 8QH
Offers In The Region Of £645,000

Numbers 32 and 34 are offered for sale as one entity. The properties have been partially combined to create a 6 bedroom family home and a separate self-contained, one bedroom ground floor apartment. The gardens are presently mainly allocated to the main house, but the apartment does have its own walled courtyard. The main house also provides a sitting room, entrance hall, cellar, large open plan kitchen/dining /family room. As well as 6 good sized bedrooms there is a family bathroom and separate shower room together with an attic room. The apartment accommodation consists of entrance hall, sitting room, kitchen/diner, bedroom which incorporates a shower cubicle and wash basin, together with a separate WC. Both elements have their own gas central heating systems and are presently rated for separately for council tax.

This unique property offers its new owners of a variety of options. They could either utilise it as it is as a large family home with separate granny/holiday let/rental. Alternatively, the properties could be remodelled back into the original layout which could provide two 3/4 bedroom houses. The properties are located in one of Shrewsbury's most sought after areas, situated within a few minutes' walk at the town centre and excellent amenities.





Floor Plan
(not to scale - for identification purposes only)



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Agents Notes

Although the two properties are configured as an interlocking house and apartment, Land Registry has them registered in their two house original form. If buyers are requiring finance, we would suggest they run this past their lender/broker to ensure it does not impede their ability to raise any finance required for the purchase. If you require any assistance in this matter, please contact us.

Number 32 accommodation comprises of;

Entrance Hall

With radiator, door leading into

Cellar

Stairs lead down from the entrance hall into the cellar which provides a useful storage space.

Living Room

A beautiful room with exposed wooden floorboards, window to side and bay window to front, radiator and wooden fire surround on a tiled hearth housing log burner, shelving into alcoves.

Kitchen Dining Living Room

The kitchen area is fitted to a good standard, having an extensive range of Quartz work surfaces and tiled splashbacks, together with base cupboards incorporating inset double sink with mixer taps, integrated dishwasher with matching fascia cupboard, extensive range of wall cupboards, built in double oven, gas hob and extractor unit over. Window overlooking the rear garden. From the dining/family area glazed bi fold doors opening onto and overlooking the rear garden. Further roof windows, inset ceiling lights, radiator, wooden style flooring, wooden fire surround on a tiled hearth with decorative cast iron fire.

Stairs rise from Entrance Hall to First Floor Landing with build in storage, radiator and further landing space with wooden flooring and roof light windows.

Bedroom

With two windows to side and rear, radiator, decorative fire surround, storage cupboard and wash hand basin

Bedroom

Bay window with deep sill to front and further window to side. Radiator

Bedroom

With wooden flooring, windows to rear and radiator.

Bedroom

With wooden flooring, window to front and radiator

Bedroom

With window to front, radiator and built in storage cupboard.

Bedroom

With window to front and radiator.

Bathroom

Fitted with panelled bath with shower unit over, wash hand basin and low flush Wc. Radiator, tiled surround and window to rear.

Shower Room

With shower unit, wash hand basin and Wc. Tiled surround and window to side.

From the first floor landing door leads to staircase, providing access to Loft Space which comprises of two rooms offering scope for improvement.

Number 34 accommodation comprises of;

Entrance Hall

Living Room

With window to front, radiator and decorative tiled fire surround.

Kitchen Diner

With a range of base units, sink unit and worksurfaces over, radiator, housing gas central heating boiler, wooden flooring. Door leading to enclosed courtyard.

Bedroom

With wooden flooring, radiator, window to rear. En suite facilities include wash hand basin with vanity unit under, shower unit with glass doors and splashboard surround.

Wc

Fitted with wash hand basin and Wc.

Outside

The property is approached from the pavement which provides access to both front entrance doors. Side access leads down to the Garage/ Store. The rear gardens are presently mainly allocated to the main house, comprising of raised paved patio with steps leading down to the lawn area. The rear garden also benefits from ample garden storage to the rear and is fully enclosed with walling and fencing. The apartment does have its own walled courtyard, which is designed for easy maintenance.

General Notes

TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. Number 32 is not metered, it is on rateable value and number 34 is metered. The meters appears to be outside in boundary boxes in line with the properties. There are Solar Panels and Photo Voltaic Panels installed

which can provide heating and electricity. We understand the Broadband Download Speed is: Basic 15 Mbps & Superfast 1000 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

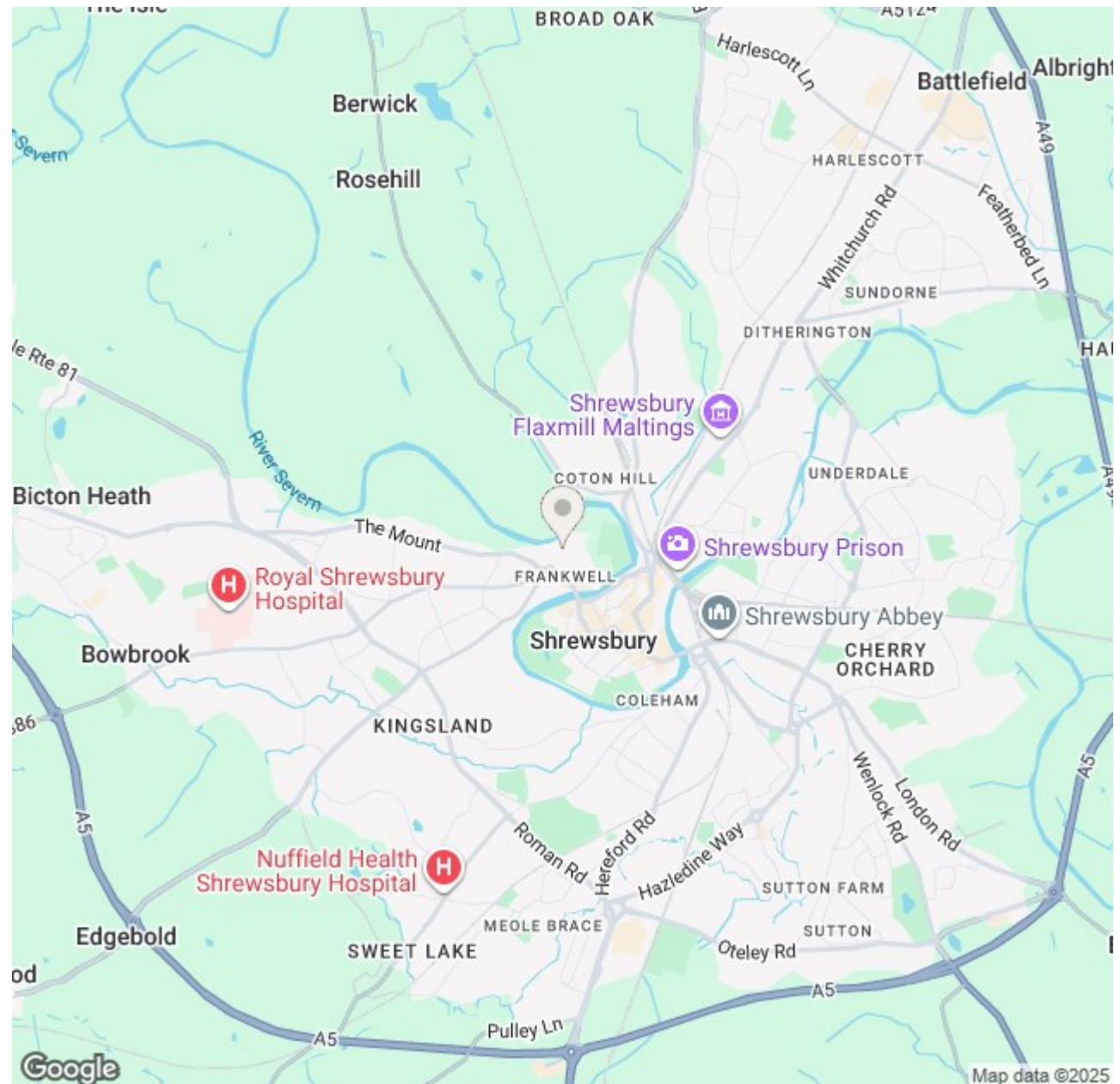
We understand the council tax band for Number 32 is E and Number 34 is A. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



General Services:

Local Authority: Shropshire Council

Council Tax Band: E

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.