

FOR SALE

99 The Mount, Shrewsbury, SY3 8PH

Halls¹⁸⁴⁵



FOR SALE

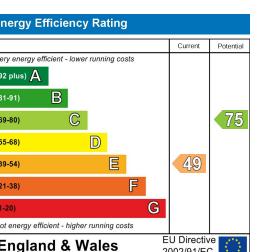
Offers in the region of £750,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A most impressive and attractively presented period semi-detached house, providing a wealth of character features and delightful gardens with the benefit of a garage and parking, in this highly sought after conservation area of the town.

Halls¹⁸⁴⁵

01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
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Close to town amenities.



2 Reception Room/s



5 Bedroom/s



2 Bath/Shower Room/s



- **A most impressive period house**
- **Attractively proportioned**
- **Immaculately presented**
- **Delightful gardens**
- **Garage and Parking**
- **Sought after town location**

DIRECTIONS

From Shrewsbury town centre head over the Welsh Bridge to the Frankwell Island taking the second exit up The Mount. Continue along The Mount for some distance and the property will be seen on the left hand side, clearly identified by a Halls For Sale board. Vehicular access leading to the driveway parking and garage can be found at the rear, accessed off Barracks Lane.

SITUATION

The property is beautifully positioned in a popular residential area towards the north western outskirts of the town. Within easy reach of the property are a range of amenities including schools and shops together with The Royal Shrewsbury Hospital. The property is within the catchment area of many popular schools including Woodfield Primary, St George's Junior School and The Priory and Meole Brace School Science Academy. The well known Shrewsbury School and St Winifred's Convent are also within walking distance. The town centre offers a superb range of amenities and facilities including a diverse range of shops, restaurants and the popular Theatre Severn. Commuters will be pleased to know that access can be gained via the A5 linking through to the M54 motorway and onto Telford. There is a rail service available in the town.

DESCRIPTION

99 The Mount is a most attractively presented and highly desirable period house providing a wealth of character features ensuring the property has wide market appeal. To the ground floor there are two traditional reception rooms which are interlinked by bi-folding doors whilst the Breakfast Kitchen has an attractive outlook over the rear gardens. There is a useful and sizeable cellar area. To the first floor there are two double Bedrooms, the master of which provides an En-suite Shower room. The main family Bathroom is also positioned on this floor and has a modern white suite and a feature large walk-in shower. To the second floor there are two further spacious Bedrooms together with a Study/Bedroom 5.

Outside, the property offers a generous parking area to the rear. The current owners have recently completed the construction of a new brick garage which has the added benefit of water and electricity. The gardens are a delightful and most attractive feature to the property being predominantly positioned to the rear and having a south facing aspect. These comprise of a spacious flagged sun terrace providing an excellent outdoor entertaining space and leading onto flowing lawns flanked by established and well stocked herbaceous beds and borders.

ACCOMMODATION

A panelled part glazed entrance door leads into:

ENTRANCE PORCH

With original tiled flooring and attractive original panelled and part stained glass and leaded entrance door with side and over panels.

RECEPTION HALL

With original tiled floor. Staircase to first floor. Coved ceiling. Access door to cellar and doors off and to:

DINING ROOM

With ceiling rose, ceiling cornice, picture rail, fireplace with log burner, attractive stone surround and black granite hearth. Feature bay window. Twin glazed bi-folding doors leading through to:

SITTING ROOM

With ceiling rose, ceiling cornice, picture rail, attractive fireplace with Clock Blithfield 5 multi fuel stove, slate hearth and marble surround. Twin glazed doors leading to rear garden.

BREAKFAST KITCHEN

With tiled floor. Providing a range of eye and base level storage cupboards and drawers with work surface over and incorporating a one and a half bowl ceramic sink unit with drainer and mixer tap over, and tiled splash. Space and plumbing for washing machine. Space for fridge freezer. Space for tall freezer. Range Style Cooker with twin electric ovens, grill and warming drawer. 5 ring gas hob unit and hot plate. Tiled recess. Fitted extractor hood. Panelled part glazed access door leading out to the rear gardens.

CELLAR

With power and light.

FIRST FLOOR LANDING

With staircase rising to second floor and doors off and to:

BEDROOM 1

With attractive exposed boarded flooring. Picture rail. Original fireplace with quarry tiled hearth. Door to:

EN-SUITE SHOWER ROOM

Providing a modern white suite comprising low level WC, wall mounted wash hand basin, shower cubicle with mains fed shower and sliding splash screen and wall mounted heated towel rail.

BEDROOM 2

With exposed boarded flooring, original fireplace with quarry tiled hearth, sash style window overlooking the beautiful rear gardens.

BATHROOM

Providing a modern white suite comprising low level WC, wash hand basin set on vanity unit with storage cupboard under. Panelled bath and large feature walk in shower with mains fed unit. Built in airing cupboard housing the Worcester gas fired central heating boiler. Contemporary touch controlled mirror.

SECOND FLOOR LANDING

With access to eaves storage cupboard. Doors off and to:

BEDROOM 3

With slightly sloping ceilings and original fireplace with quarry tiled hearth.

BEDROOM 4

With slightly sloping ceilings and original fireplace with quarry tiled hearth.

BEDROOM 5/STUDY

With sloping ceilings and Velux window.

OUTSIDE

The property is approached through an ornamental iron gate to the front leading onto a concreted pathway. Vehicular access is provided to the rear off Barracks Lane leading to a generous parking area with space for circa 2/3 vehicles, whilst also giving access to the recently constructed garage. A pedestrian gate leads to a further extended brick paved area which is currently fenced but offers potential storage for a caravan, boat or additional parking.

GARAGE

19'3" x 11'2"

With metal up and over entrance door. Power and light points. UPVC pedestrian access door. Cold water tap.

THE GARDENS

To the front of the property the gardens provide a neatly manicured lawn flanked by a raised herbaceous border containing a variety of specimen shrubs and plants. A point worthy of note is there is some original brick walling to the front and side boundaries. A panelled door gives side access to the rear where the majority of the gardens can be found. Immediately adjacent to the Breakfast Kitchen is an extensive flagged Sun Terrace offering an excellent outdoor entertaining space together with room for potted plants. External cold water tap. The majority of the gardens are then laid to flowing lawns with a characterful brick pathway which meanders through the lawns and alongside the well stocked herbaceous borders. Halfway down the garden is a blue brick private seating area with further lawns containing two plum trees and two apple trees, together with raspberry bushes and a rhubarb patch. The pathway extends to the driveway parking area and garage.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY

Shropshire Council, Shrewsbury. Tel: 0844 448 1644. Council Tax Band 'E'.

VIEWINGS

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