

125 Wenlock Road, Shrewsbury, Shropshire, SY2 6JX

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1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £525,000

Viewing: strictly by appointment through the agent

Requiring total modernisation / renovation throughout, yet retaining many pleasing period features. This is an attractive and particularly spacious period three bedroom detached house, occupying a large plot, with the added benefit of having outline planning permission for the erection of a detached two storey dwelling with detached garage including access and landscaping Application No: 23/01792/OUT.

The existing house itself, has got planning permission for a fourth bedroom together with other extensions Application No: 10/00575/FUL. 125 Wenlock Road is close the medieval and vibrant town centre of Shrewsbury with its wonderful architecture, extensive range of shopping including well known high streets stores, independent shops, restaurants, bars, supermarkets etc. There are several renowned schools nearby within the state and private sectors. Commuters will be pleased to know that access to the A5 is readily accessible leading to Telford, M54 to Birmingham and beyond. This is a rare opportunity to acquire a property and building plot within this locality and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, reception hallway, bay fronted lounge, garden room, kitchen/breakfast room, utility room, first floor landing, three bedrooms, bathroom, front and large rear enclosed gardens (within the gardens outline planning permission was granted on the 25th April 2023 for the erection of a detached two storey dwelling with detached garage Application No: 23/01792/OUT) driveway, garage plus additional large store. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Storm porch with wooden entrance door gives access to:

Reception hallway
Having parquet wooden flooring, lattice glazed window to front, coving to ceiling, understairs storage cupboard.

Door from reception hallway gives access to:

Bay fronted lounge
20'0 into bay x 15'0 max
Having bay with lattice glazed windows to front, further lattice glazed window to side and rear, attractive fireplace set to a brick hearth and brick fire surround, radiator, picture rail.

Wooden framed lattice glazed door from bay fronted lounge gives access to:

Garden room
12'0 x 6'2
Having lattice glazed window to side, large sliding patio doors giving access to rear gardens, radiator, parquet wooden flooring.

Door from reception hallway gives access to:

Kitchen/breakfast room
11'6 x 9'10 max
Having eye level and base units, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit, lattice glazed windows to rear, space for appliances, parquet wooden flooring, glass display cabinet.

Door from kitchen/breakfast room gives access to:

Utility room
12'7 x 9'6
Having stainless steel sink, floor mounted gas fired central boiler (in need of repair), part tiled to walls, lattice glazed windows, door giving access to rear of property.

From reception hallway an exposed wooden stair case leads to:

First floor landing
Having lattice glazed window to side, radiator, loft access.

Doors from first floor landing then give access to : Three bedrooms and bathroom.

Bedroom one
13'8 x 11'10
Having lattice glazed window to front, exposed wooden flooring, picture rail, radiator.

Bedroom two
13'3 x 11'10
Having glazed lattice window to rear, radiator, picture rail.

Bedroom three
10;4 x 6'3
Having lattice glazed window to front, radiator, picture rail.

Bathroom
Having a three piece suite comprising: Panel bath, pedestal wash hand basin, low flush WC, lattice glazed windows to rear, airing cupboard, part tiled to walls.

Outside
To the front of the property there is a mature front gardens. To the side of this there is driveway which gives access to:

Garage
16'9 x 9'7
Gated side access then leads to the rear of the property where there is a generous size brick store with pitched tiled roof. Access is then given to the property's:

Large rear gardens
Which comprises: lawn garden, mature shrubs, plants and bushes. Within the rear garden planning permission was granted on the 25th April 2023 for outline permission for the erection of a detached two storey dwelling with garage to include access and landscaping. Planning Reference No: 23/01792/OUT

The rear gardens are enclosed by fencing.

Services
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

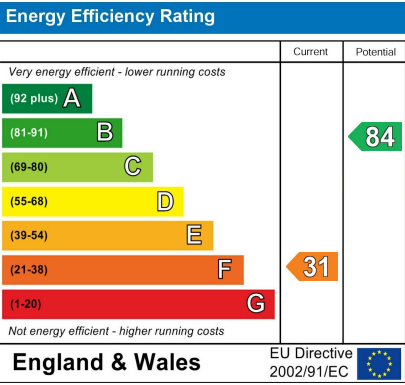
COUNCIL TAX BAND

Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

