

70 Newfield Drive, Castlefields, Shrewsbury, Shropshire,
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www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they give notice that:

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 £310,000

Viewing: strictly by appointment through the agent

A rare INVESTMENT opportunity has arisen to acquire this substantial, extended and improved five bedroom semi detached house of multiple occupation (HMO). These type of properties generally offer a higher yield than your typical buy to let and are attractive to investors due to the cash flow they generate. As of August 2023 the current combined rent when fully occupied is £2,275 per calendar month which is increasing in October 2023 to £2,575 per calendar month. The property is situated within walking distance of the medieval town centre of Shrewsbury, railway station and has good access to local amenities. Early viewing is recommended by the selling agent. The accommodation briefly comprises the following: Communal hallway, substantial re-fitted communal kitchen/diner, communal living room, cloakroom, ground floor bedroom with en-suite shower room, first floor landing having two bedrooms with en-suite shower rooms, two further bedrooms with one Jack and Jill shower room, generous sized brick paved driveway, rear enclosed gardens, upvc double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Upvc double glazed entrance door gives access to:

Communal hall

Having radiator, large store cupboard wall mounted digital heating control panel, tiled floor, radiator, upvc double glazed window to side.

Door from communal hallway gives access to:

Extended spacious communal kitchen/diner

35'9 x 7'3
Having a range of re-fitted eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink and mixer tap over, integrated oven, space for appliances, upvc double glazed window to front, two radiators, recessed spotlights to ceiling, glazed roof window, upvc double glazed French door giving access to rear gardens.

Door from communal kitchen/diner gives access to:

Inner lobby

Having under-stairs store cupboard.

From inner lobby door gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, radiator, wall mounted extractor fan.

From inner lobby arch gives access to:

Communal lounge

13'5 x 13'2
Having upvc double glazed French doors giving access to rear gardens with upvc double glazed windows to either side, tiled floor, contemporary wall hung radiator.

From communal hallway door gives access to:

Ground floor bedroom

13'1 x 7'0 excluding recess
Having upvc double glazed window to front, radiator, fitted base units with chest of drawers to side and hanging rail above.

Door from bedroom gives access to:

En-suite shower room

Having corner shower cubicle, pedestal wash hand basin, low flush WC, radiator, tiled floor, wall mounted extractor fan.

From communal hallway stairs rise to:

First floor landing

Having loft access and doors which give access to four further bedrooms.

Bedroom

13'1 excluding wardrobe recess x 10'8
Having upvc double glazed window to rear, radiator, two mirror fronted wardrobes with centralised dressing area.

Door then gives access to:

En-suite shower room

Having corner shower cubicle, low flush WC, pedestal wash hand basin, vinyl tiled effect floor covering, extractor fan to ceiling, radiator.

Bedroom

13'2 x 9'2
Having two upvc double glazed windows to front, radiator.

Door then gives access to:

En-suite shower room

Having corner shower cubicle, low flush WC, pedestal wash hand basin, vinyl tiled effect floor covering, radiator, extractor fan to ceiling.

Bedroom

9'4 x 7'3
Having upvc double glazed window to front, radiator, interconnecting door to Jack and Jill shower room.

Bedroom

10'10 x 7'3
Having upvc double glazed window to rear, radiator.

Jack and Jill en-suite shower room

Having a three piece suite which comprises: Tiled shower cubicle, low flush WC, pedestal wash hand basin, fully tiled to walls, extractor fan, tiled floor and radiator.

Outside

To the front of the property there is a generous brick paved driveway providing ample off street parking for a number of vehicles, free standing store and small bike rack.

To the rear of the property there is a pleasing rear garden having paved patio area, decked section, lawned garden, outside lighting point. The rear gardens are enclosed by fencing.

AGENTS NOTE

When fully occupied this HMO currently produces a monthly rent of £2,275 per calendar month which is increasing from October 2023 to £2,575 per calendar month.

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 C

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

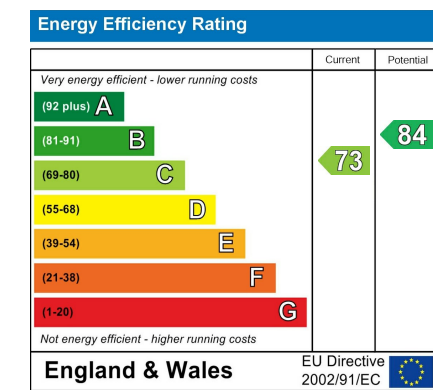
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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

