



Grafton House


24 Mount Street, Shrewsbury, Shropshire

**STRUTT
& PARKER**


BNE RATHBANS GROUP

A handsome 4/5 bedroom double-fronted period property with off-street parking in a desirable central location


An attractive Victorian family home, sensitively extended and combining modern amenities, quality fixtures and fittings and neutral décor throughout with a wealth of period features. It is in the sought-after Mountfields area, within walking distance of the banks of the River Sever and town centre amenities including the station




4 RECEPTION ROOMS




4/5 BEDROOMS




2 BATHROOMS




PRIVATE PARKING




GARDEN




FREEHOLD



TOWN



2,174 SQ FT



GUIDE PRICE £875,000

The property

Constructed of variegated anthracite brick, Grafton House is a handsome double-fronted family home offering almost 2,200 sq ft of light-filled flexible accommodation arranged over three floors.

The accommodation flows from a welcoming reception hall and includes a large, dual-aspect sitting room with a front-aspect bay window, exposed wooden flooring, and a feature open fireplace. From here, a door leads into a striking contemporary room—fully glazed and constructed with iron beams and full-height sheet glass—featuring glazed doors to both the front and rear, and wooden flooring throughout. The heart of the home is an extensive kitchen/breakfast/family room. The kitchen area offers a range of base units, a large central island, complementary work surfaces, and modern integrated appliances. The adjoining breakfast/family area, which can be configured to suit the purchaser’s needs, features a front-aspect bay window, exposed wooden flooring, and a woodburning stove framed by bespoke fitted storage on either side. Opening off the kitchen

area, the ground floor accommodation is completed by a generous dual aspect breakfast room, space for a large table, a contemporary en suite shower room, bi-fold doors to the rear terrace and a door to a fitted utility room with a door to the terrace. The property also benefits from generous cellarage with a useful sink and cloakroom. Accessible from the glass room and over a concealed staircase from the reception hall and suitable for a variety of uses including a self-contained study/bedroom if required. On the first floor the property offers four double bedrooms and a family bathroom.

Outside

The property is approached through twin brick pillars over a gravelled forecourt providing private parking. The enclosed rear garden features an open-sided store, an area of level lawn bordered by well-stocked flowerbeds, gravelled areas, one with raised vegetable beds, a paved seating area with brick-built pizza oven and a generous wraparound paved terrace accessible from the dining room, ideal for entertaining and alfresco dining.



Location

Grafton House sits in a tucked-away position in the Mountfields area, near to the centre of Shrewsbury. The mediaeval county town lies in a loop of the River Severn and features picturesque cobbled alleys and squares with a wide selection of boutique shops, cafés and restaurants as well as modern shopping centres, a market hall, cinemas and theatres. Local sporting amenities include opportunities to run or cycle alongside the river, a swimming and fitness centre and several local golf courses, including Meole Brace, Arscott and The Shropshire Golf Centre.

Communications links are excellent: the A5 provides access to the M54 and the motorway network beyond, and Shrewsbury station (0.5 mile) offers regular direct trains to regional centres and central London.



Distances

- A5 (London-Holyhead road) 2.9 miles
- M54 (Junction 7) 12.5 miles
- Telford 15.4 miles
- Welshpool 18.7 miles
- Birmingham 49.5 miles
- Birmingham International Airport 58.4 miles

Nearby Stations

- Shrewsbury

Key Locations

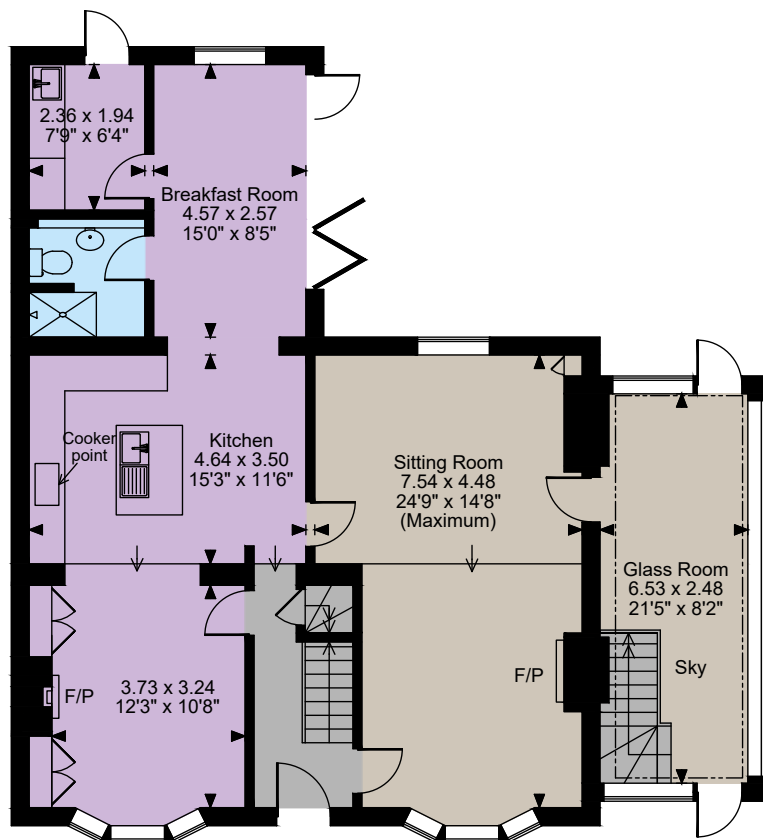
- Shrewsbury Castle
- Theatre Severn
- Moreton Corbet Castle
- Attingham Park
- Haughmond Abbey
- Alderford Lake
- Ludlow Castle
- The Quarry Park
- Shrewsbury Museum and Art Gallery

- Hawkstone Park Follies
- Ironbridge Gorge Museums
- Wroxeter Roman City
- Battlefield Falconry Centre

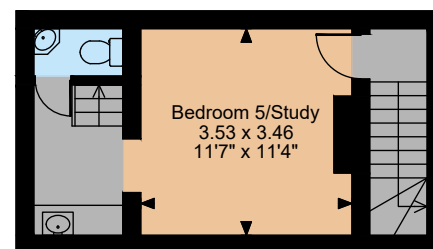
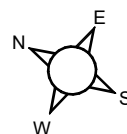
Nearby Schools

- Coleham Primary School
- Shrewsbury High School for Girls
- St Winefride's
- Shrewsbury School
- Prestfelde

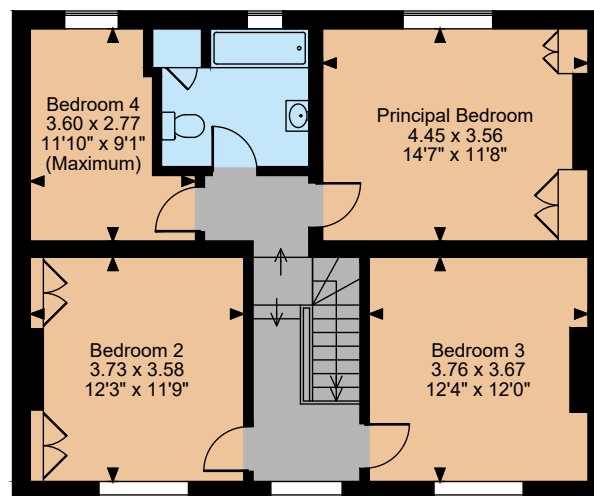




Ground Floor



Basement



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 2,174 sq ft (202 sq m)
For identification purposes only.

Directions

Post Code SY3 8QJ
what3words: ///insert.visa.went

General

Local Authority: Shropshire Council

Services: Mains electricity, gas, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

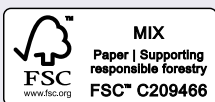
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