

FOR SALE

TSR

TOWLER SHAW ROBERTS

MODERN RESIDENTIAL INVESTMENT PROPERTY IN POPULAR RURAL LOCATION



**1 POLICE HOUSE
MINSTERLEY ROAD
PONTESBURY
SY5 0QH**

- Attractive two-storey, semi-detached, residential HMO property with generous parking provision.
- Currently comprising 5 self-contained bedrooms with shared bathrooms, kitchen and living facilities.
- Conveniently located in an established residential area of Pontesbury close to all amenities.
- Attractive investment opportunity, currently fully let producing a rental income of £31,800 per annum.
- For Sale inviting offers in the region of **£320,000** for the freehold interest with benefit of the existing tenancies, representing a gross yield of 9.08%.

Call **01743 243900**

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a setback position fronting Minsterley Road within the village of Pontesbury, close to local amenities. Pontesbury is a popular and expanding village, serving a wide catchment area situated approximately 6 miles west of Shrewsbury via the A488 which in turn links to the A5 Shrewsbury bypass.

Description

The property comprises a modern, recently converted, two-storey HMO property with single-storey additions to the side elevations being of traditional brick construction, beneath a tiled pitched roof. The property has been converted to provide 5 self-contained bedrooms arranged over the ground and first floor. Each room has access to shared kitchen and living facilities on the ground floor, together with shower rooms on both floors.

To the rear of the property is a generous paved patio/garden, whilst the front of the property comprises a tarmac driveway providing parking for 5 vehicles with grassed borders. The property also has benefit of 2 domestic garages.

Accommodation

	<u>SQFT</u>	<u>SQM</u>
Ground Floor		
Entrance Hallway		
Living Room	85	7.89
Kitchen	101	9.34
Bedroom 1	118	10.92
Bedroom 2	108	10.05
Shower Room		
First Floor		
Bedroom 3	97	8.99
Bedroom 4	92	8.50
Bedroom 5	76	7.04
Shower Room		
TOTAL (NIA)	675	62.69

Services (Not Checked or Tested)

Mains water, electricity and drainage services are understood to be connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

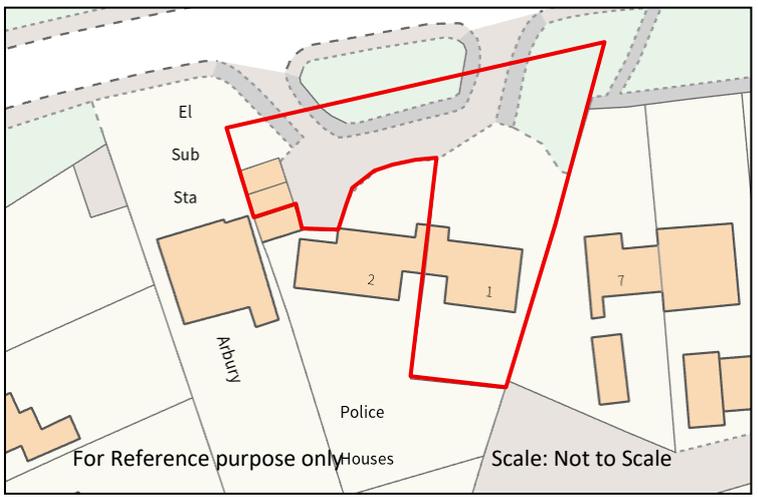
The property is understood to be of freehold tenure and is offered For Sale by private treaty with the benefit of the existing tenancies.

Tenancies

The property is currently fully let to 5 individuals on Assured Shorthold Tenancies producing a total rental income of £31,800 per annum. Further details of the tenancy agreements are available from the selling agents upon request.

Energy Performance Rating

Energy Performance Certificate: E 39



Council Tax

The property is currently understood to be within Band D. Interested parties must satisfy themselves with the up-to-date assessments via the Valuation Office.

Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND Tel: 0345 678 9000

Legal Costs

Each party will be responsible for their own legal costs in respect of the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Guide Price

Offers in the region of **£320,000** are invited for the freehold interest with the benefit of the existing tenancies.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

September 2025 /
Amended February 2026

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900

Also at

Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216

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Important Notice

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