

# FOR SALE

# TSR

TOWLER SHAW ROBERTS

## MODERN RESIDENTIAL HMO 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 **£375,000** for the freehold interest with benefit of the existing tenancies, representing a gross yield of 8.48%

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://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>
<b>Ground Floor</b>		
Entrance Hallway		
Living Room	85	7.89
Kitchen	101	9.34
Bedroom 1	118	10.92
Bedroom 2	108	10.05
Shower Room		
<b>First Floor</b>		
Bedroom 3	97	8.99
Bedroom 4	92	8.50
Bedroom 5	76	7.04
Shower Room		
<b>TOTAL (NIA)</b>	<b>675</b>	<b>62.69</b>

## 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

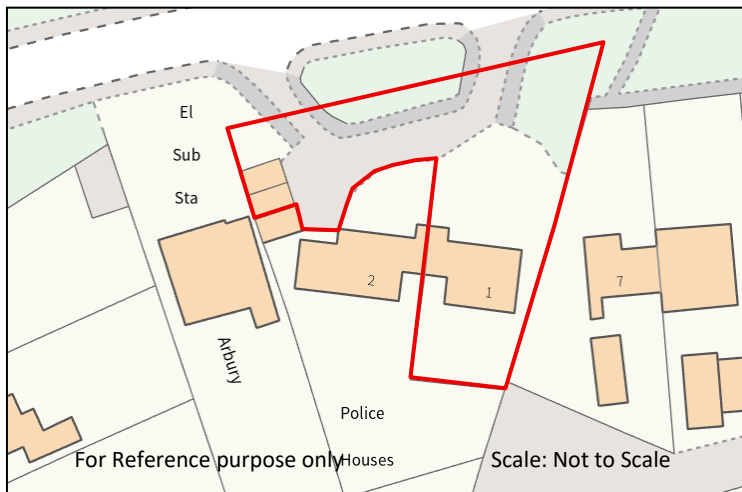
The property is understood to be of freehold tenure and is offered For Sale by private treaty with the benefit of the existing tenancies.

## 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 **£375,000** 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.

August 2025

### 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

Towler Shaw Roberts is a Limited Liability Partnership Registered in England and Wales No. OC30592-4

### Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."