



SAMUEL WOOD

P L A T I N U M

Introducing...

Hill Grove, 54 Port Hill Road, Shrewsbury, Shropshire, SY3 8RN





Hillgrove is a beautifully restored and extended 1930s family home set behind electric wooden gates in one of Shrewsbury's most sought-after locations. Offering five bedrooms, generous reception space and superb entertaining areas, the property blends original character with stylish modern finishes. Highlights include a striking open-plan kitchen with gas AGA, elegant fireplaces, parquet flooring and a versatile second-floor attic space. Outside, landscaped gardens, a large terrace and extensive parking complement a double garage. Just a short walk from the town centre, excellent schools and The Quarry Park, this is a rare opportunity to secure a substantial home in a prime setting - classic charm with contemporary comfort in the heart of town.



An inviting entrance hall leads to a bright living room with open fireplace and adjoining conservatory opening onto the terrace. The formal dining room features parquet flooring, log fireplace and garden views. The impressive kitchen/breakfast room offers granite worktops, fitted appliances and a gas AGA, with doors to the garden. A boot room, utility, study and cloakroom complete the accommodation.

Five double bedrooms occupy the first floor, including two en-suites and a principal suite with walk-in wardrobe. The family bathroom benefits from underfloor heating and a separate walk-in shower. The second floor provides a spacious attic/playroom with further attic storage, ideal for a gym or games room.

Approached via electric gates, the property enjoys a generous driveway with parking for up to eight cars and a tandem double garage. The landscaped rear garden features a large open terrace, stone steps, mature trees and well-stocked borders - perfect for entertaining and family life.





Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 7 Mbps, Superfast 80 Mbps & Ultrafast 2000 Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

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

Council Tax Band: G

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and

purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of 25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.











Hill Grove, 54 Port Hill Road, Shrewsbury, Shropshire, SY3 8RN

Prime residential setting within one of Shrewsbury's most desirable addresses

Substantial period home, restored and extended to an exceptional standard

Five double bedrooms, including two en suite suites

Elegant reception rooms balanced with open-plan contemporary kitchen living

Landscaped private gardens, terraces and secure gated approach

Double garage and extensive private parking

Architectural character blended with refined modern specification

Rare availability within a tightly held location of enduring demand

Marketed through Samuel Wood Platinum in collaboration with Mayfair Office

EPC Rating D







Ground Floor

Floor area 170.2 sq.m. (1,832 sq.ft.)



First Floor

Floor area 118.9 sq.m. (1,280 sq.ft.)



Second Floor

Floor area 64.6 sq.m. (696 sq.ft.)

Total floor area: 353.8 sq.m. (3,808 sq.ft.)

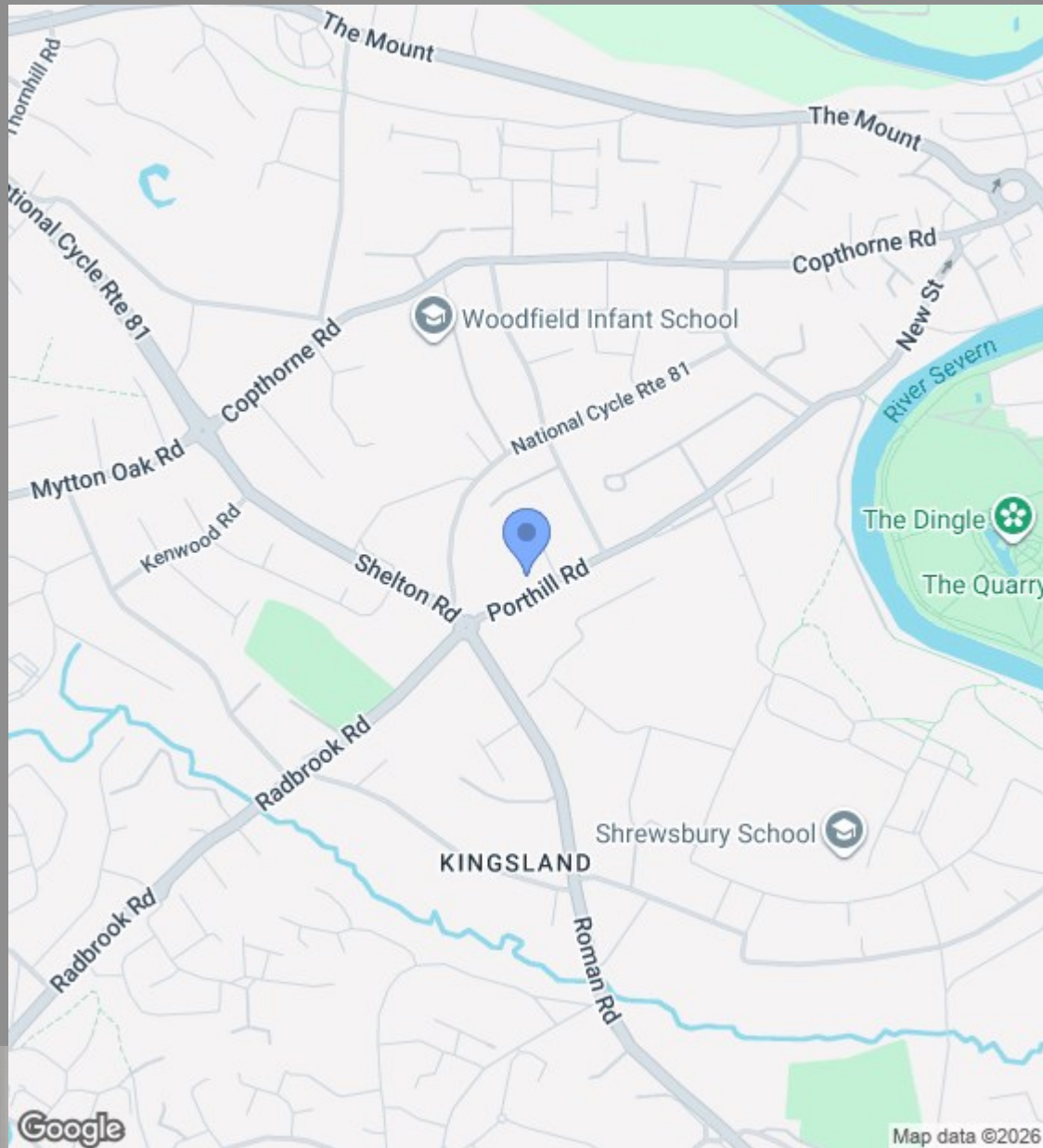
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





Directions

What3words: [///parks.sorters.hours](#)









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