



FOR SALE

6-7 MOUNT PLEASANT

WROXETER | SY5 6PL

Offers In The Region Of £575,000 - Freehold



PRESTIGE

BY MANNLEYS



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A fantastic renovation opportunity!

This spacious three storey 4/5 bedroom detached home occupies an outstanding plot and is located in this highly sought after location.

The property has great potential for extension (subject to planning approval),

The property could offer five good-sized bedrooms, bathroom, sitting room, dining room, utility room, kitchen/dining room and useful cellar.





FEATURES

- Fantastic Refurbishment Opportunity
- Sough After Location with Good Road Links
- Fantastic Sized Plot with Superb Open Views
- Large Useful Workshop/Outbuilding
- Potential For Extension Subject to Planning Approval
- NO UPWARD CHAIN



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The property benefits from a large useful detached workshop/store, a further detached outbuilding that could make a great home office, extensive lawned garden area's driveway parking and has no upward chain.





LOCAL AMENITIES

The village of Wroxeter was once the fourth largest town in Roman Britain and is situated between the towns of Shrewsbury and Telford.

Telford is approximately 10 miles away and offers a wealth of leisure activities, shops and restaurants. Telford has a main line station providing excellent rail links to Birmingham and London and offers easy access to the road network via the M54 motorway.

The market town of Shrewsbury is approximately 8.3 miles away and boasts over 40 pubs and eateries as well as plenty of independent, boutique shopping outlets.







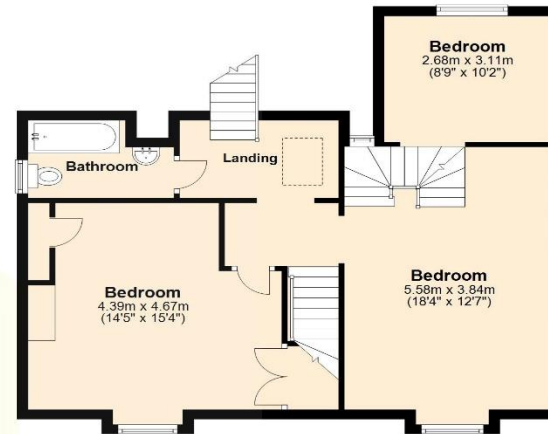
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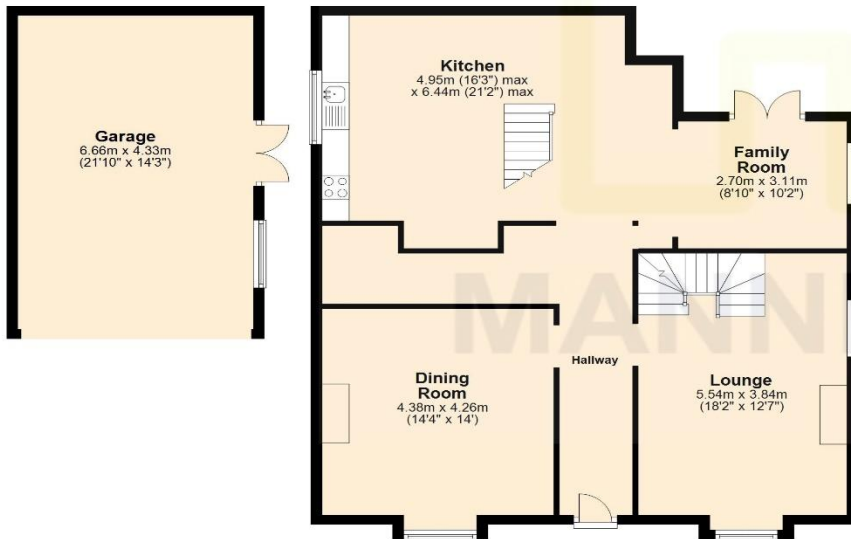
Basement
Approx. 20.6 sq. metres (222.1 sq. feet)



First Floor
Approx. 65.9 sq. metres (709.7 sq. feet)



Ground Floor
Approx. 94.6 sq. metres (1018.8 sq. feet)



Second Floor
Approx. 48.4 sq. metres (520.6 sq. feet)



Total area: approx. 229.6 sq. metres (2471.1 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the development/apartments/houses. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F		
1-20	G	1 G	



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