



## **132 Mount Pleasant Road, Shrewsbury, Shropshire, SY1 3EP**

**£255,000**

A traditional bay fronted 3 bedroom semi detached house that provides attractive accommodation including: Enclosed Porch, Entrance Hall, Living Room, Quality Fitted Kitchen/Dining Room With Solid Wooden Units And Granite Work Tops, Sun Room, 3 Good Sized Bedrooms, Bathroom, Large Attractive Rear Garden, GCH, DG.  
Great Location With A Range Of Good Local Amenities.



**132 Mount Pleasant Road, Mount Pleasant, Shrewsbury, Shropshire, SY1 3EP      Ref: 4797**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Accommodation comprises**

Georgian style composite entrance door.

**Enclosed Porch**

Double glazed window to the front, glazed entrance door.

**Entrance Hall** 13' 5" x 6' 5" (4.09m x 1.95m)

Radiator, under stairs storage cupboard, staircase leads to First Floor Landing.

**Living Room** 14' 5" x 12' 3" (4.39m x 3.73m)

Ornamental fireplace with cast iron inlay, hearth and wooden surround, wall lights, walk in double glazed bay window to the front, radiator.

**Kitchen/Dining Room** 19' 1" x 9' 10" (5.81m x 2.99m)

An impressive room fitted with excellent range of solid oak units with solid granite worktops incorporating drainer and 1 1/2 bowl sink unit, tiled surround to work areas, integrated dishwasher and freestanding Flavell multi-fuel range with electric ovens and 5 ring gas hob, stainless steel splash back and filter hood above, radiator, recess ideal for fridge/freezer, double glazed side and rear windows.

**Sun Room** 14' 7" x 7' 5" (4.44m x 2.26m)

Double glazed windows and French door leading to garden, plumbing for washing machine, skylight.

**First Floor Landing**

Fitted shelving, cupboard housing gas fired central heating boiler, access to roof space.

**Bedroom 1** 15' 5" into bay x 13' 3" (4.70m x 4.04m)

Walk in double glazed bay window to the front, range of fitted wardrobes, dressing table and chest of drawers, radiator.

**Bedroom 2** 10' 3" x 9' 9" (3.12m x 2.97m)

Built in double wardrobe with sliding doors, further recessed double wardrobe, radiator, double glazed window to the side with views towards the South Shropshire Hills.

**Bedroom 3** 9' 1" x 7' 9" (2.77m x 2.36m)

Radiator, double glazed window to the front.

**Bathroom**

Fitted with white 3 piece suite including bath with electric shower unit over, wash basin, WC, fully tiled to bath walls, half tiled to further walls, radiator, shaver socket, 2 double glazed rear windows.

**Outside - Front**

The front garden is laid mainly to lawn with central bed, borders containing rockery and shrubs and flowers. Driveway provides ample parking, fence with gated access to the rear.

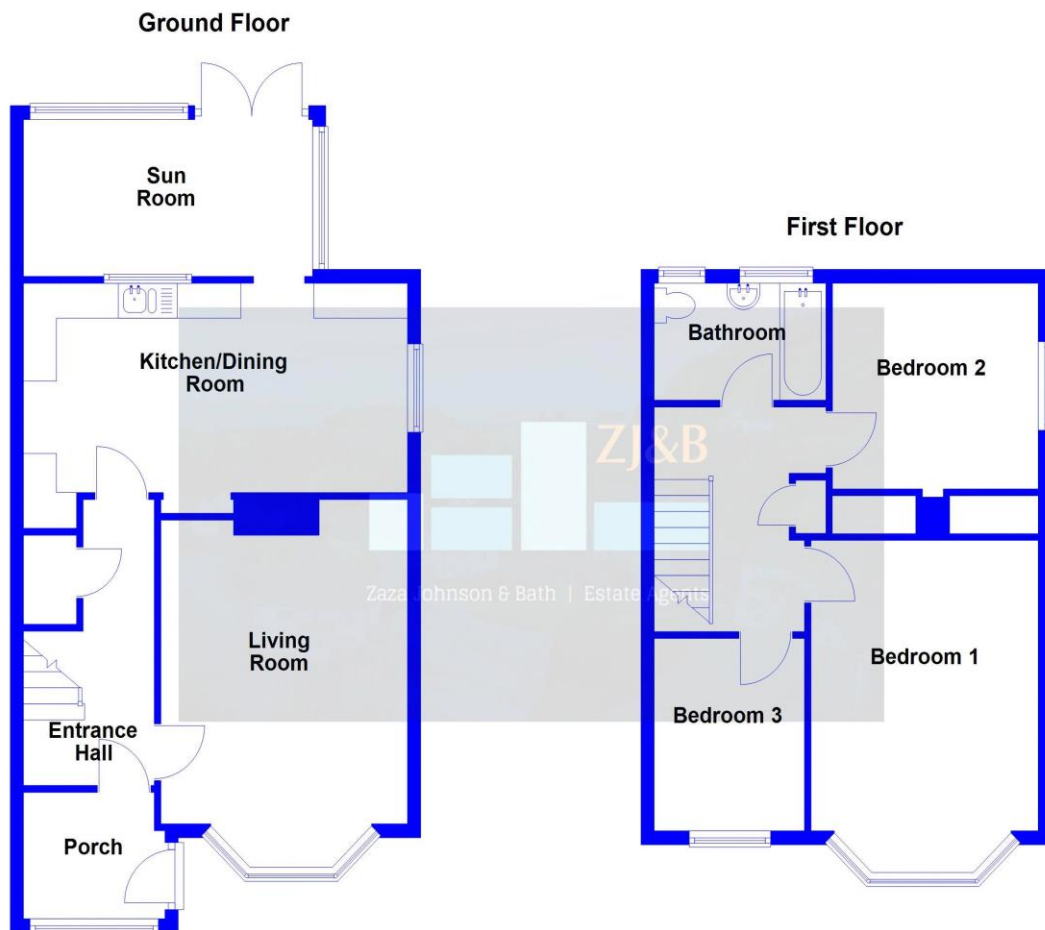
**Rear Garden**

A good size rear garden approached on to a paved patio with lawn beyond, raised border to one side, large paved sun terrace to rear boundary, large timber shed and the garden is enclosed by close boarded timber fencing with concrete posts.

**Council Tax Band C**

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp  
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132 Mount Pleasant Road, Shrewsbury

## FLOOR PLANS FOR GUIDANCE ONLY

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

English | [Cymraeg](#)

### Energy performance certificate (EPC)

132 Mount Pleasant Road SHREWSBURY SY1 2EP	Energy rating <b>C</b>	Valid until: 4 February 2028 Certificate number: 8276-7022-5800-5639-9906
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Property type	Semi-detached house
Total floor area	85 square metres

#### Rules on letting this property

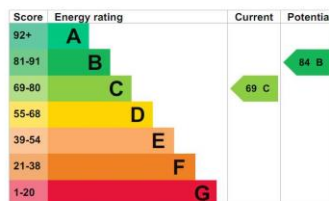
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/8276-7022-5800-5639-9906>





### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**