



**Zaza Johnson & Bath**  
Estate Agents

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## **137 Mount Pleasant Road, Shrewsbury, Shropshire, SY1 3EW**

**£284,000**

This instantly appealing, spacious 4 bedroom semi detached family house has recently been greatly improved and provides excellent accommodation including: Entrance Hall, Living Room, Impressive Refitted Kitchen/Dining Room, Quartz Worktops And Integrated Appliances, Utility Room With Matching Units, Ground Floor Bedroom And Wet Room. 3 First Floor Bedrooms, Bathroom. GCH, DG, Good Sized Enclosed Garden, Ample Driveway Parking. Early Viewing Is Highly Recommended.



## 137 Mount Pleasant Road, Shrewsbury, Shropshire, SY1 3EW

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

Double glazed entrance door with side window.

### Spacious Entrance Hall 16' 10" x 5' 11" (5.13m x 1.80m)

Wood effect ceramic tile flooring, designer radiator, double glazed side window, staircase leads to First Floor Landing.

### Living Room 13' 0" x 10' 7" (3.96m x 3.22m)

Engineered oak door, feature Adams style fireplace with coal effect gas fire inset, double glazed bow window to the front, wide opening to

### Kitchen/Dining Room 19' 2" x 9' 3" (5.84m x 2.82m)

Fully refitted in December 2023 with range of quality base and eye level units including quartz worktops incorporating breakfast bar and inset sink with Quooker tap, induction hob, contemporary extractor hood, integrated oven and microwave combi oven, slim-line dishwasher, useful pantry cupboards, designer radiator, wood effect ceramic tile flooring, double glazed window to the rear. From Dining Area double glazed sliding patio doors lead to

### Conservatory 16' 6" x 7' 11" (5.03m x 2.41m)

Tiled flooring, windows and sliding doors overlook and provide access to garden.

### Utility Room 8' 4" x 7' 10" (2.54m x 2.39m)

Engineered oak door, fitted with units to match the Kitchen with quartz worktops to 2 wall areas, inset sink unit, wall cupboards, integrated fridge and freezer, wood effect ceramic flooring, cupboard housing Worcester Green Star gas central heating boiler, double glazed window and door to the rear.

### Ground Floor Bedroom 13' 5" x 8' 7" (4.09m x 2.61m)

Engineered oak door, double glazed side and front windows, wall mounted electric heater.

### Wet Room 8' 7" x 4' 6" (2.61m x 1.37m)

Engineered oak door, large shower area, wash basin, WC.

### First Floor Landing

Double glazed side window, built in airing cupboard housing hot water cylinder, access to roof space.

### Bedroom 1 11' 3" x 10' 7" (3.43m x 3.22m)

Radiator, large double glazed window to the front.

### Bedroom 2 11' 1" x 10' 9" (3.38m x 3.27m)

Radiator, built in shelved storage cupboard, double glazed window overlooking rear garden.

### Bedroom 3 7' 8" x 7' 0" (2.34m x 2.13m)

Radiator, double glazed window to the front.

### Bathroom

Beautifully fitted with contemporary white 3 piece suite including 'P' shape bath with mixer tap and shower unit above, tiled to bath walls and half tiled to further wall, wash basin, WC, heated towel rail, double glazed side and rear windows, extractor.

### Outside - Front

The property enjoys a good frontage. The garden is laid to lawn with ornamental tree. Driveway provides ample parking for 3 cars.

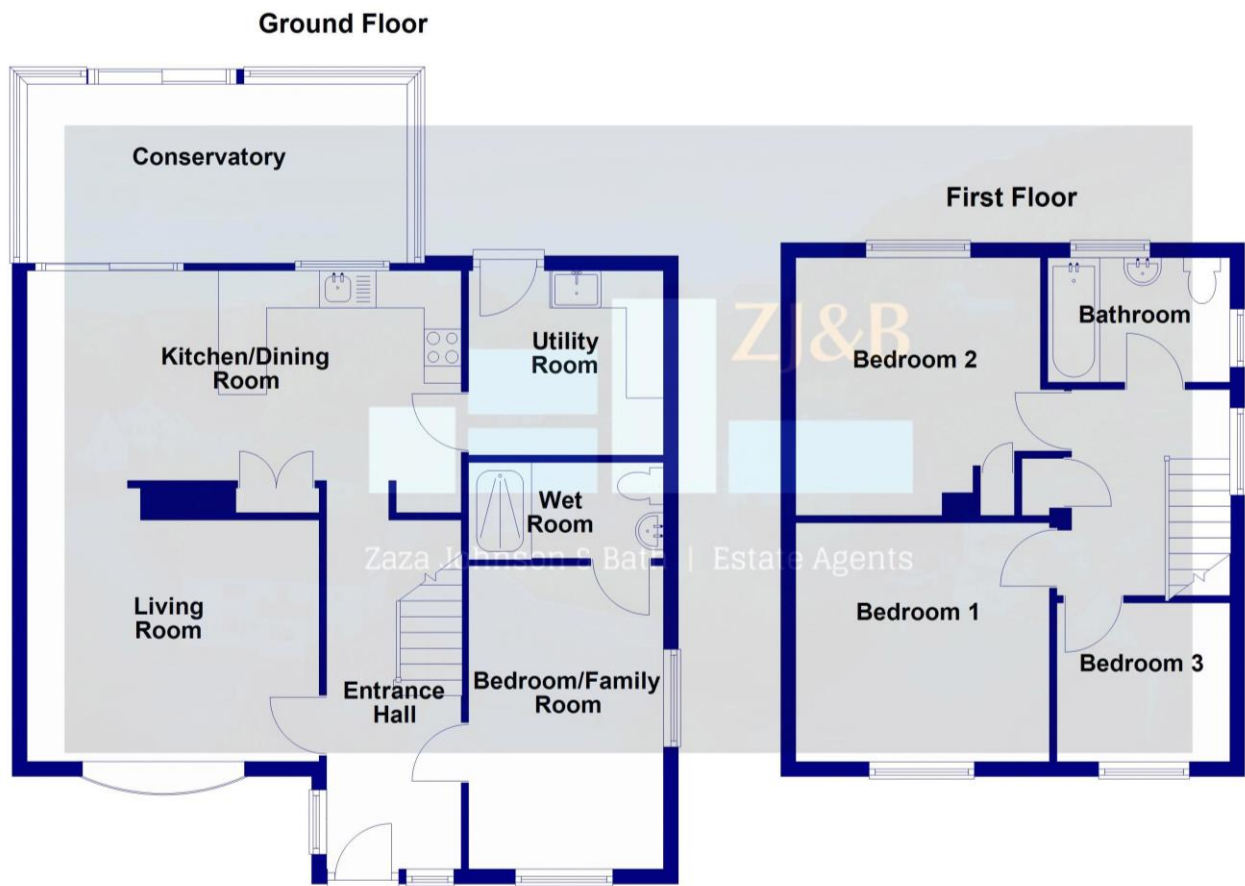
### Rear Garden

Enclosed by timber fencing with concrete posts, approached onto a quality stone paved patio with lawn beyond, gated pathway to the side leads back to the front of the property. Large timber shed.

### 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**



137 Mount Pleasant Road, Shrewsbury

## FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

### Energy performance certificate (EPC)

|   |                           |  |
|---|---------------------------|--|
| 137, Mount Pleasant Road<br>SHREWSBURY<br>SY1 3QW | Energy rating<br><b>D</b> | Valid until:<br>8 June 2030<br>Certificate number:<br>0870-3301-7369-2300-4841 |
|---|---------------------------|--|

Property type: Semi-detached house  
Total floor area: 104 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/landlords-who-let-a-property) (<https://www.gov.uk/guidance/landlords-who-let-a-property>)

### Energy rating and score

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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

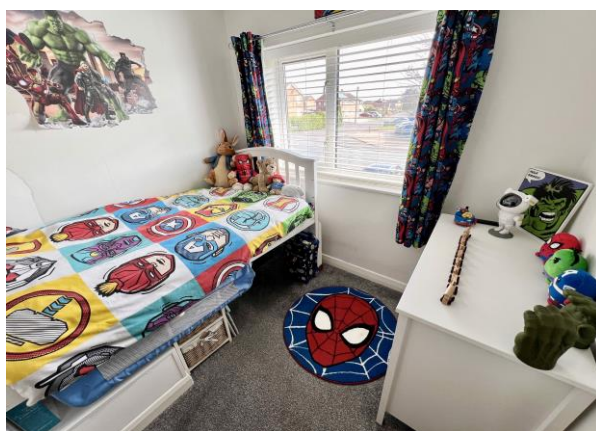
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

### Breakdown of property's energy performance





### 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**