



91 Mount Pleasant Road, Shrewsbury SY1 3EL

1 bedroom first floor apartment—£110,000 Leasehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

This spacious 1st floor apartment has been recently renovated to provide well-designed and practical accommodation, while occupying an elevated position within a popular and convenient location, less than two miles from the town centre.

KEY FEATURES

- Private entrance hall and staircase to a good-sized landing
- Large living/dining room with useful storage and windows to two elevations, one of which is a feature bay window offering views over the town centre and towards the Shropshire Hills
- Re-fitted kitchen with integrated oven, hob and extractor, as well as space for appliances
- Double bedroom with built in wardrobe and access to a useful boarded loft providing excellent storage
- Re-fitted bathroom with shower
- uPVC double glazed windows and has fired central heating
- Residents parking within the car park to the rear of the building
- Located within a popular residential area, just a stone's throw from some excellent amenities, and less than two miles from the town centre
- Ideal for first time buyers or investors, sold with no upward chain and a brand-new lease
- The potential rental value is circa £600 PCM creating an estimated return in excess of 6%

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
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01743 276666

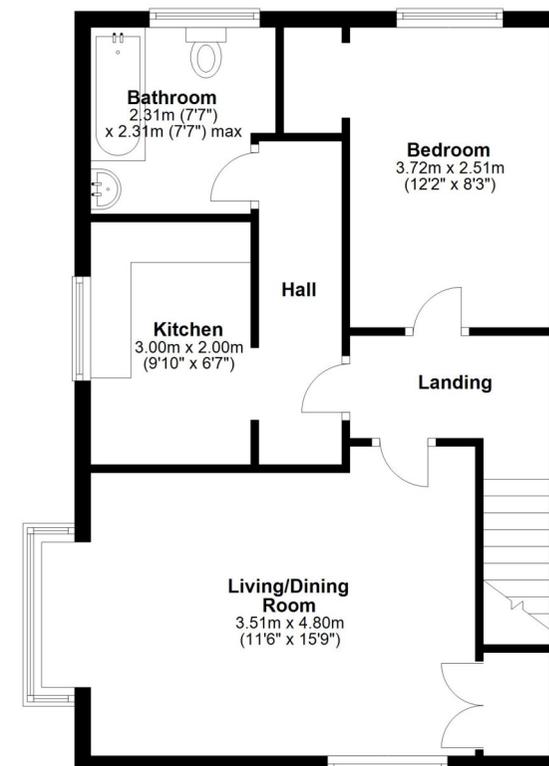


Ground Floor
Approx. 2.9 sq. metres (31.6 sq. feet)



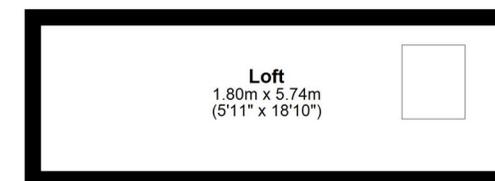
First Floor

Approx. 52.3 sq. metres (563.2 sq. feet)



Second Floor

Approx. 10.3 sq. metres (111.3 sq. feet)



Total area: approx. 65.6 sq. metres (706.0 sq. feet)







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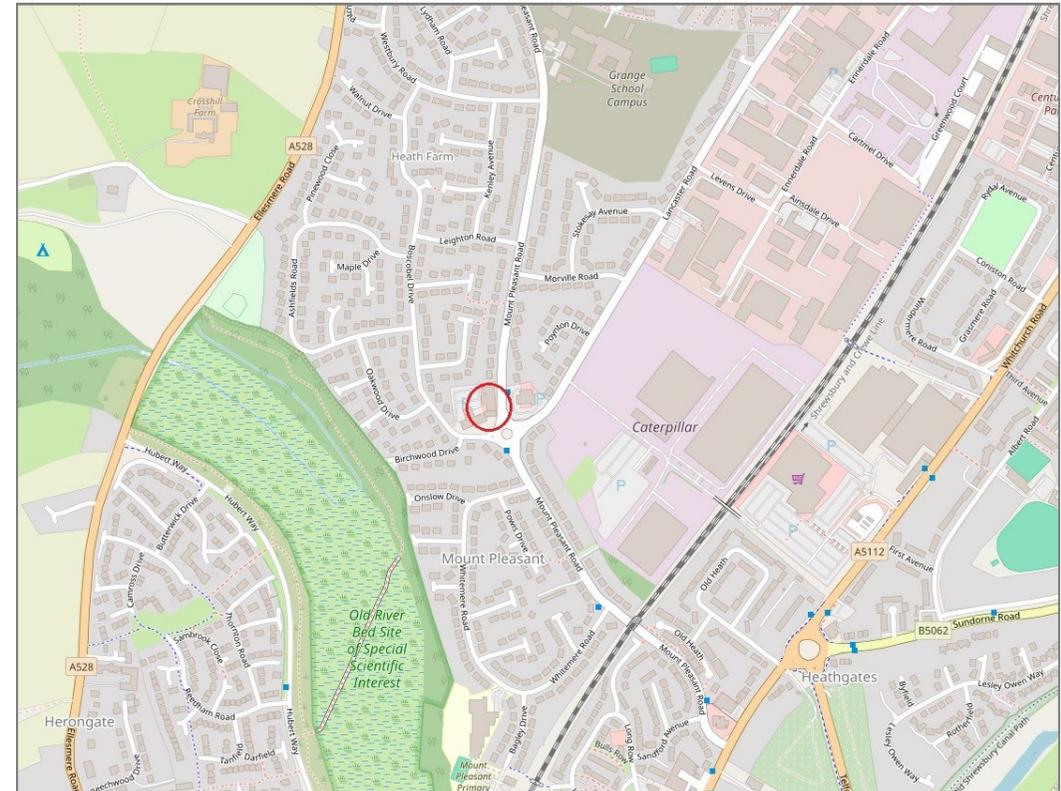
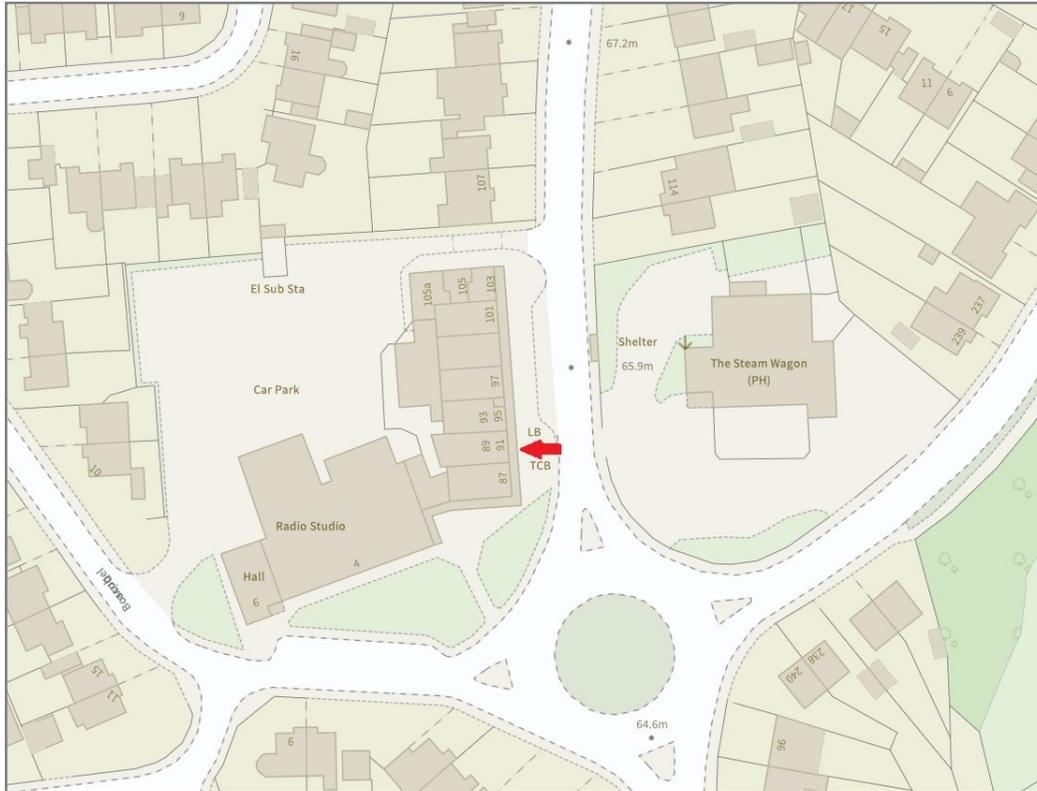
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BOUNDARIES NOT CONFIRMED

Tenure	Leasehold
Local Authority	Shropshire Council
Council Tax	TBC
EPC Band	TBC
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

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

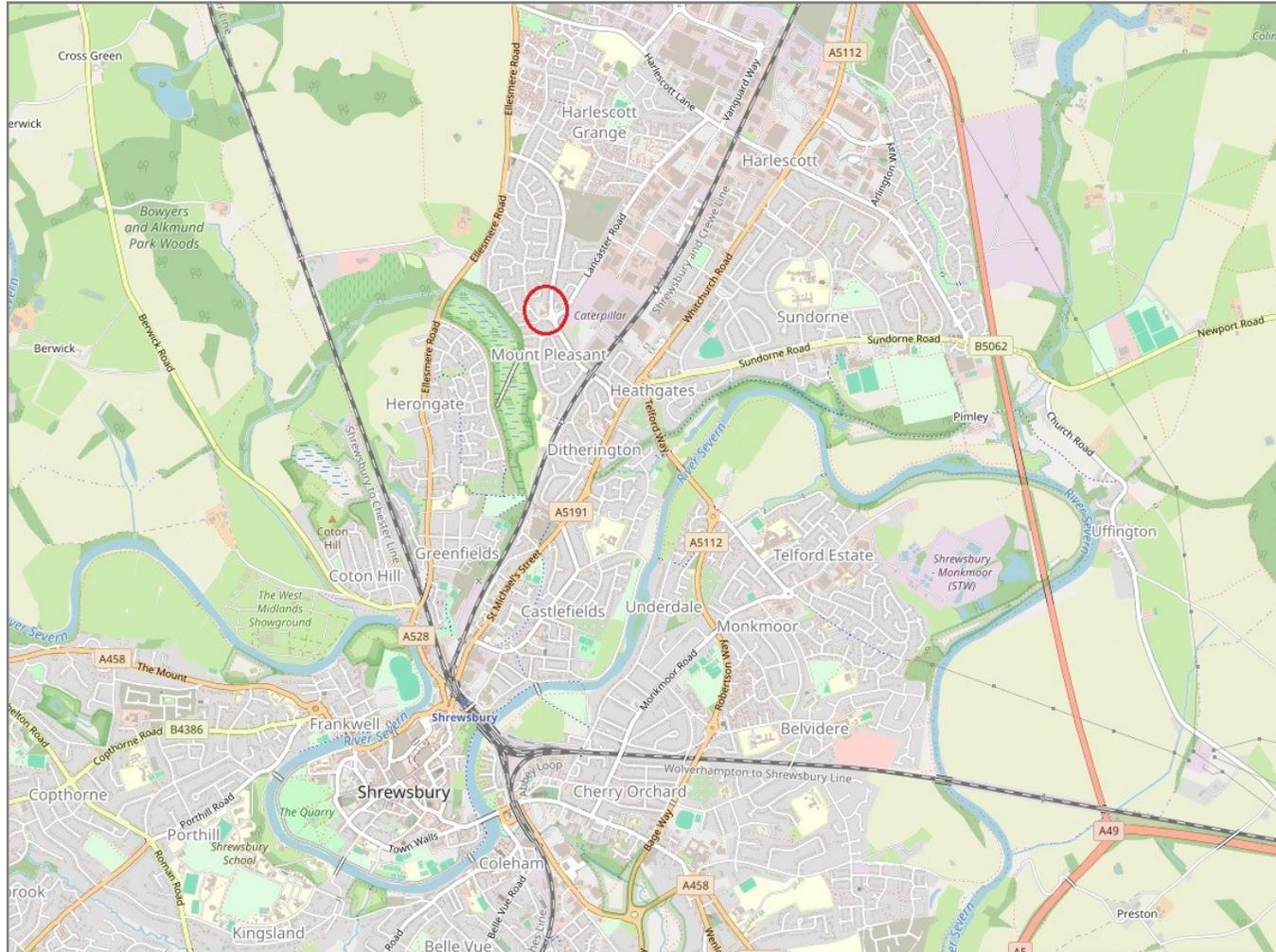
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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