



107 Mount Pleasant Road, Shrewsbury, SY1 3EW

4 bedroom semi-detached house—£289,950 Freehold

107 Mount Pleasant Road, Shrewsbury, SY1 3EW

£289,950 Freehold—4 bedroom semi-detached house

sales@cgpooks.co.uk

This extensively improved semi-detached house offers superb accommodation and also has the benefit of a spacious self-contained annex, which could easily provide an additional income if to be rented out separately.

KEY FEATURES

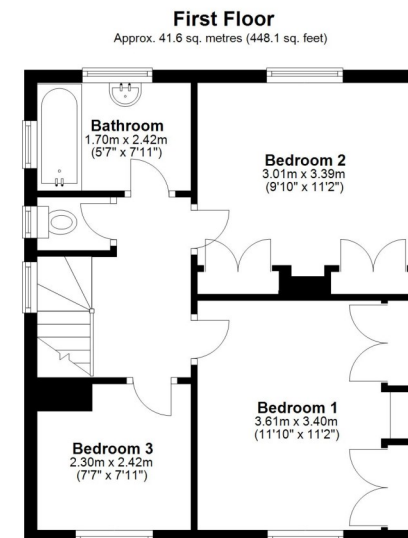
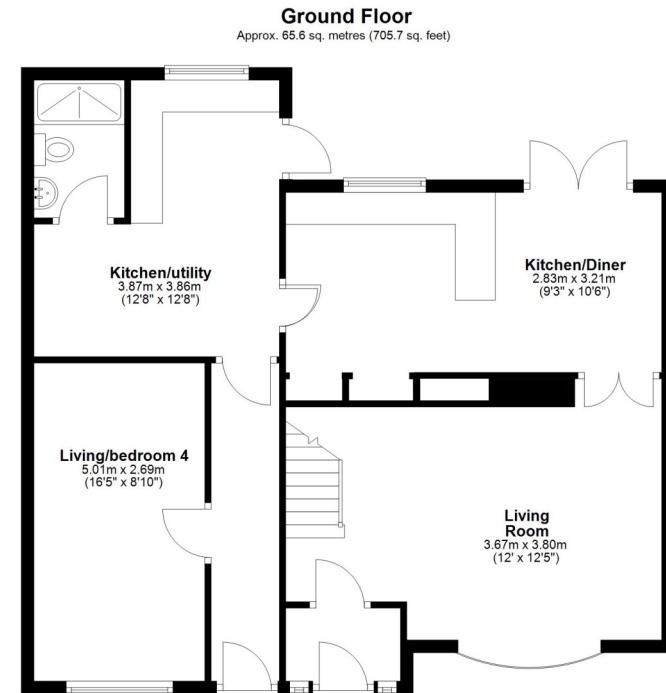
- Entrance hall to living room with wood effect flooring and glazed double doors connecting to dining area.
- Open plan kitchen/dining room with, again with wood effect flooring as well as a re fitted range of units to kitchen area, window and glazed double doors to rear garden.
- Large utility or second kitchen with window and door to rear garden. There is also a secondary hallway, shower room and a 4th bedroom with living area. This area of the property makes a spacious self-contained annex which would probably achieve a separate rental income of £800 per month (including bills).
- Staircase from living room to the first-floor landing where there are 3 bedrooms, a family bathroom and sep wc.
- uPVC double glazed windows and gas fired central heating.
- Driveway to front providing parking for about 2 cars.
- Lawned southwest facing rear garden.
- Next to an excellent complex of local amenities and also within walking distance of schools.

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666

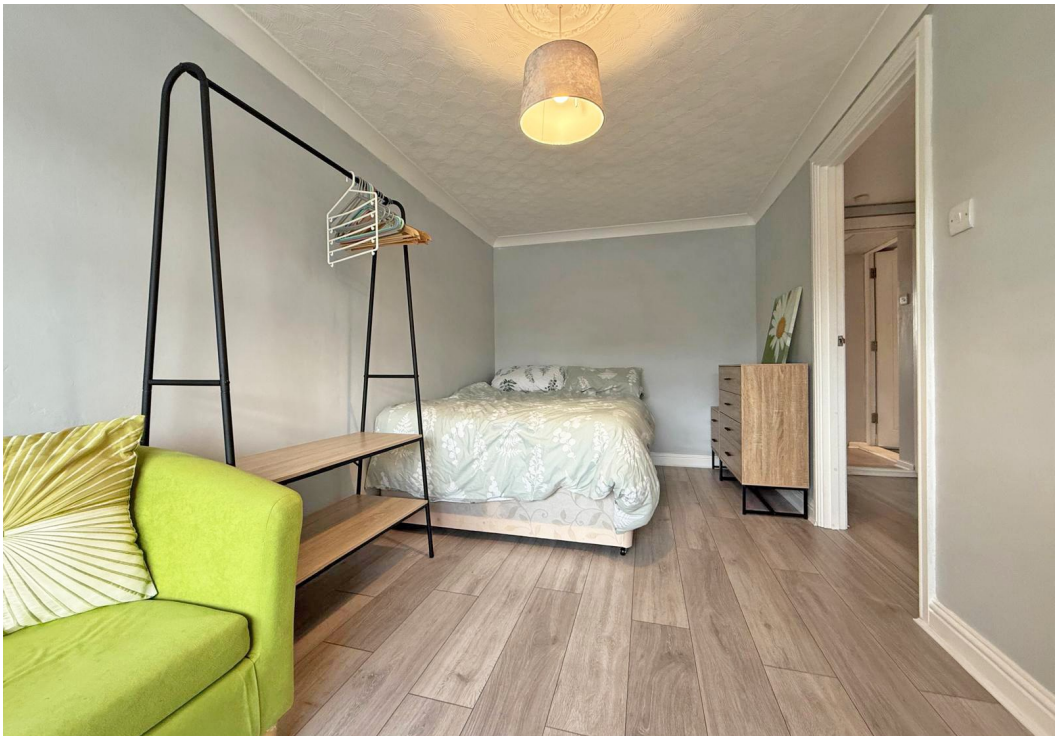


Coopergreenpooks.co.uk



Total area: approx. 107.2 sq. metres (1153.8 sq. feet)







107 Mount Pleasant Road, Shrewsbury, SY1 3EW

£289,950 Freehold—4 bedroom semi-detached house

sales@cgpooks.co.uk

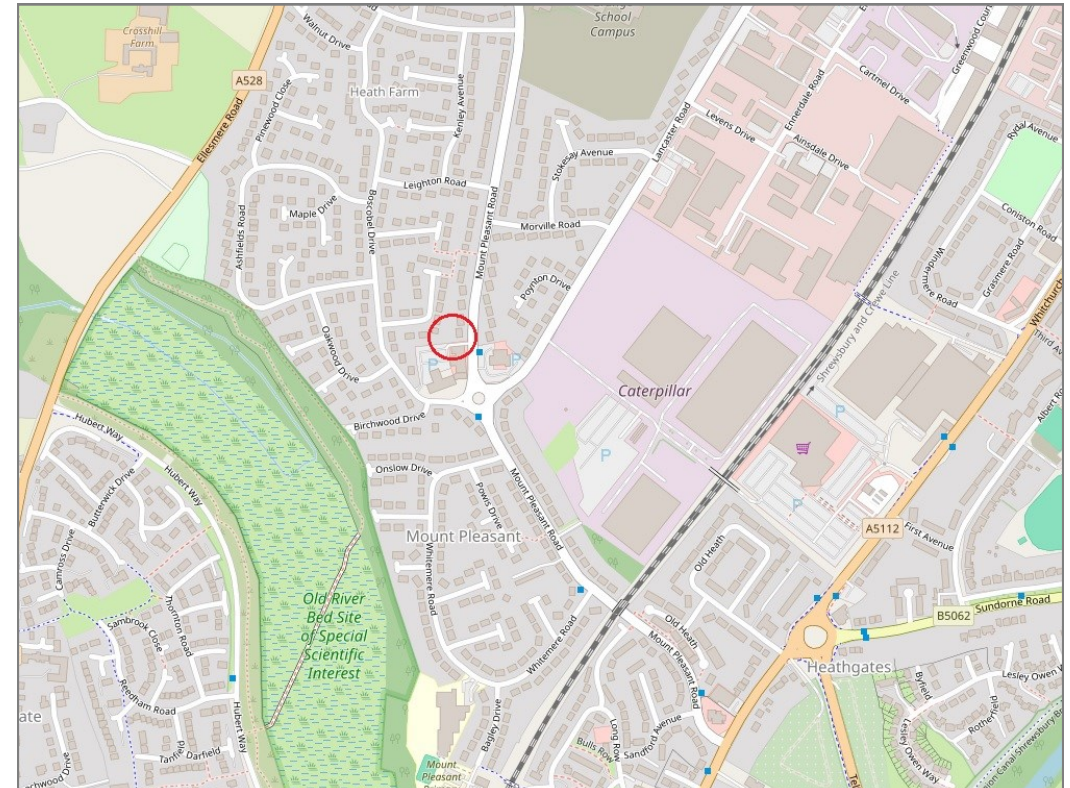
rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED



| | |
|-----------------|---|
| Tenure | Freehold |
| Local Authority | Shropshire Council |
| Council Tax | Band C |
| EPC Band | Band D |
| Services | All mains services are connected |

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



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

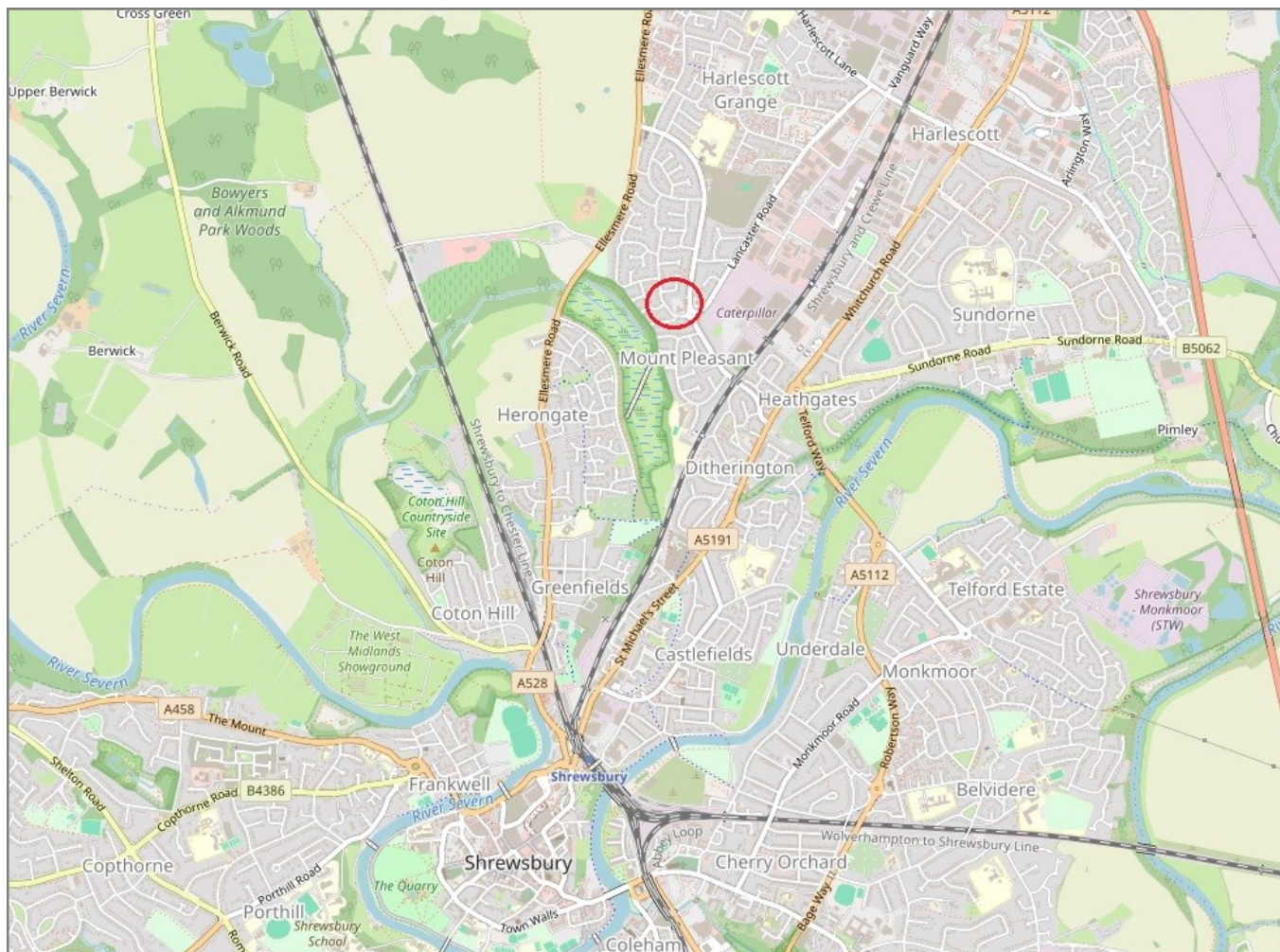
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

107 Mount Pleasant Road, Shrewsbury, SY1 3EW

Coopergreenpooks.co.uk

£289,950 Freehold—4 bedroom semi-detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.