



48 Mount Pleasant Road, Shrewsbury, Shropshire, SY1 3BJ

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £200,000

Viewing: strictly by appointment through the agent

This is a deceptively spacious, well proportioned bay fronted three bedroom semi detached house being offered For Sale with NO UPWARD CHAIN. The property is situated within this convenient residential location, close proximity to good local amenities and the Shrewsbury town centre. The property would benefit from some general modernisation/improvement allowing any potential purchasers to restyle the property in their own particular way. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance porch, hallway, bay fronted lounge, kitchen/diner, utility room, cloakroom, first floor landing, three bedrooms, shower room, front and large rear enclosed gardens, driveway, garage, store/original garage, UPVC double glazing. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance porch

Having UPVC double glazed windows.

Wooden framed door the gives access to:

Hallway

Having under-stairs storage cupboard.

Door from hallway gives access to:

Bay fronted lounge

12'10 x 12'1 max into bay

Having UPVC double glazed bay window to front, coal effect living gas fire set to marble style hearth with decorative fire surround.

Wooden framed door from lounge and door from hallway gives access to:

Kitchen/diner

19'5 x 9'3

The dining area comprises: UPVC double glazed French doors giving access to rear gardens.

The kitchen comprises: base units with built-in drawers, worktop, stainless steel sink with twin drainer, tiled splash surrounds, UPVC double glazed window to rear, under-stairs pantry plus additional shelved storage cupboard.

Part glazed door from kitchen/diner gives access to:

L shaped utility

10'3 x 8'0 max

Having base units with built-in drawers and sink above, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, vinyl floor covering, service door to garage.

Door from utility room gives access to:

Cloakroom

Having low flush WC, UPVC double glazed window.

From hallway stairs rise to:

First floor landing

Having wall mounted gas heater, UPVC double glazed window to side, airing cupboard.

Doors from first floor landing then gives access to: Three bedrooms and shower room.

Bedroom one

12'4 max into bay x 11'3

Having UPVC double glazed bay window to front.

Bedroom two

10'10 x 9'1

Having UPVC double glazed window to rear, fitted shelved storage cupboard, wardrobe and centralised shelved display unit.

Bedroom three

7'8 x 7'0

Having UPVC double glazed window to rear.

Shower room

Having large tiled shower cubicle with contemporary glazed shower screen, low flush WC, wash hand basin, two UPVC double glazed window, fully tiled to walls.

Outside

To the front of the property there is a low maintenance stone frontage, paved area and inset shrubs. To the side of this there is tarmac driveway which gives access to:

Garage

15'3 x 8'8

Having garage door to front.

Rear gardens

The rear gardens are a generous size having covered paved patio area, garden pond, lawn garden, well established shrubs, a large detached store/original garage. The rear gardens are enclosed.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

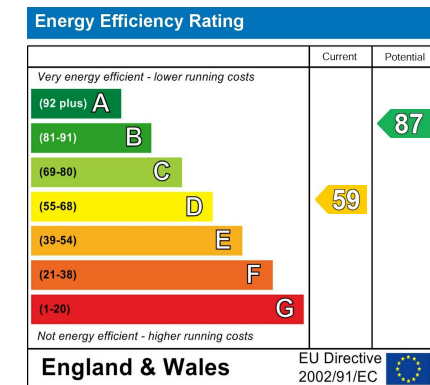
Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS