



9 Mount Pleasant Road, Mount Pleasant, Shrewsbury,  
Shropshire, SY1 3BD

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**£230,000**

Viewing: strictly by appointment  
through the agent



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A spacious, well maintained and extended three/four bedroom bay fronted semi detached house. The property occupies a most convenient position within this favoured residential location. Local amenities are within easy reach as well as the medieval town centre of Shrewsbury and local bypass linking up with the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance porch, entrance hallway, bay fronted lounge, kitchen/diner, ground floor bedroom/playroom, side lobby/lean to, first floor landing, three bedrooms, bathroom, good size brick paved driveway, low maintenance rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Replacement double glazed composite entrance door gives access to:

**Entrance porch**

Having two UPVC double glazed windows.

UPVC double glazed doors give access to:

**Hallway**

Having radiator, wood effect flooring, telephone point, UPVC double glazed window to side, coving to ceiling.

Wooden framed glazed door from entrance hallway gives access to:

**Bay fronted lounge**

12'7 x 12'4

Having walk-in UPVC double glazed bay window to front, wood effect flooring, coving to ceiling, electric coal effect fire.

Wooden framed glazed doors from lounge and wooden framed door from entrance hallway gives access to:

**Kitchen/diner**

18'1 x 8'9

Having a comprehensive range of eye level and base units with built-in cupboards and drawers, fitted worktop with inset 1 1/2 sink drainer unit with mixer tap over, space for appliances, tiled splash surrounds, tiled floor, radiator.

Door from kitchen/diner gives access to:

**Playroom/bedroom**

11'1 x 7'11

Having two UPVC double glazed windows, radiator, wood effect flooring, fitted ceiling fan and built-in light.

UPVC double glazed door from kitchen/diner gives access to a:

**Covered side lobby/store**

Having wooden stores giving access to front and side of property, polycarbonate roof.

From entrance hallway stairs rise to:

**First floor landing**

Having loft access, UPVC double glazed window to side, linen cupboard with radiator.

Doors from first floor landing then give access to: Three bedrooms and bathroom.

**Bedroom one**

12'0 max into bay x 9'0 excluding wardrobe recess Having UPVC double glazed bay window to front, telephone extension point, radiator. free standing wardrobes, coving to ceiling.

**Bedroom two**

11'1 x 9'3 excluding recess Having fitted double shelved storage cupboard, UPVC double glazed window to rear, radiator, coving to ceiling.

**Bedroom three**

7'7 x 7'5 Having UPVC double glazed window to front, radiator.

**Bathroom**

Having a white suite comprising: panel bath with electric shower over, glazed shower screen to side, wash hand basin set to vanity unit, WC with hidden cistern, UPVC double glazed windows to rear and side, radiator, tiled to walls, recessed spotlights and extractor to ceiling, wall mounted pull cord electric heater.

**Outside**

To the front of the property there is a generous brick paved driveway providing off street parking for at least three vehicles. To the rear of the property there is a low maintenance:

**Southerly facing rear garden**

Having paved area, paved pathway, artificial lawn garden, timber garden shed, outside cold tap. The rear gardens are enclosed by fencing.

**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**

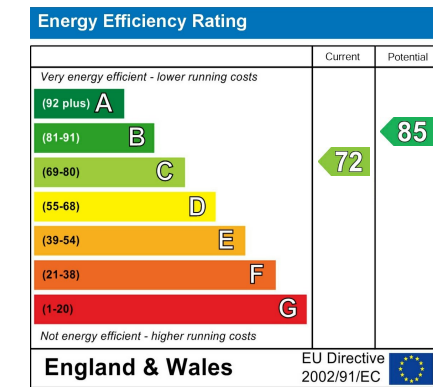
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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**FLOORPLANS**

