



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

42 Mount Street, Shrewsbury, SY3 8QH

£395,000 Region

To view this property please call us on **01743 236 800** Ref: T7611/SL/KQ

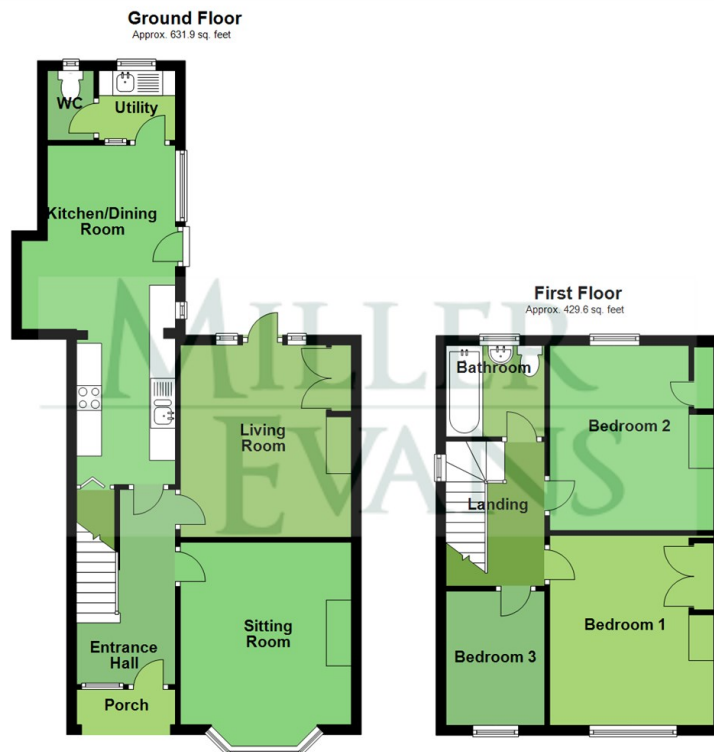
An attractive, mature, three bedroom semi-detached town house.

This mature three bedroom semi-detached property has been much loved and improved to provide well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. On the ground floor, there is an attractive entrance hall, sitting room, living room and well appointed kitchen/dining room with utility and WC. There are three bedrooms and a family bathroom to the first floor. Enclosed rear garden. The property benefits from gas fired central heating.

The property is situated in this popular and favoured residential area, well placed within easy reach of the nearby town centre with its many fashionable bars and restaurants, Theatre Severn, Quarry Park and Dingle Gardens and the Shrewsbury railway station. Mountfields is also ideally placed within minutes of pleasant countryside and river walks.



FLOOR PLANS



Total area: approx. 1061.5 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ARCHED ENTRANCE PORCH

Panelled and part glazed entrance door with side screens to:

ENTRANCE HALL

Tiled floor
Understairs store cupboard

SITTING ROOM

12'0" x 11'3" (3.66m x 3.43m)
A pleasant room with bay window
Fireplace with surround and mantel, tiled slips, tiled hearth

LIVING ROOM

12'8" x 11'3" (3.86m x 3.43m)
Fireplace with surround and mantel, decorative tiled slips and raised hearth
Panelled and part glazed French door with side screens opening onto and overlooking the garden

KITCHEN / DINING ROOM

22'4" x 6'6" (6.81m x 1.98m)
Neatly appointed and fitted with a range of matching modern units
From the dining area, glazed French door with side window to the garden
Door to:

UTILITY ROOM

4'7" x 5'1" (1.40m x 1.54m)
Door to:

SEPARATE WC

Window to rear
WC low type flush

From the entrance hall STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

12'6" x 10'10" (3.81m x 3.29m)
Window to the fore
Double door built in wardrobe

BEDROOM 2

11'2" x 10'10" (3.40m x 3.29m)
Window overlooking the rear garden
Built in linen cupboard housing gas fired boiler

BEDROOM 3

8'10" x 6'6" (2.69m x 1.98m)
Window to the fore

BATHROOM

Neatly appointed with a white suite with modern panelled bath with electric shower unit and shower screen
Pedestal wash hand basin, wc

OUTSIDE THE PROPERTY

The property is divided from the road by an ornamental dwarf brick wall with a pillared entrance and a randomly paved forecourt, serving the formal reception area.

There is a neatly kept, good sized REAR GARDEN with a randomly paved patio and terrace with shrubbery display, neatly kept lawn, trellis with rustic Arber leading through to a Kitchen Garden. The whole being neatly kept and enclosed on all sides.

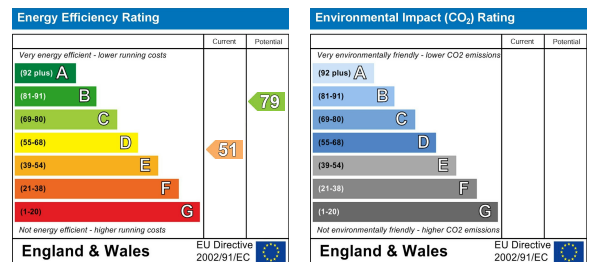


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge and, by car, proceed to the Frankwell Island. Take the 3rd exit into Drinkwater Street. Turn right into St Georges Street and left into Mount Street. Continue to the top and the property will be found on the right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

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rightmove.co.uk
The UK's number one property website

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Shrewsbury SY1 1QJ
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