



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

69 Mount Pleasant Road, Shrewsbury, SY1 3BN

£220,000 Region

To view this property please call us on **01743 236 800** Ref: T7954/SL/lrd

A modern, three bedroom semi-detached family house, situated in a popular and convenient residential area, close to amenities.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from gas fired central heating and double glazing. The accommodation briefly comprises: entrance hall, living/dining room, conservatory, kitchen, three bedrooms and bathroom. Garage, driveway with ample parking and enclosed rear garden.

The property is well placed in this popular and convenient residential area close to excellent schools, shops, recreational facilities, bus service to the nearby town centre and within easy reach of the Shrewsbury bypass which allows ease of access onto the M54 motorway link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

Panelled and part glazed door with a partly glazed side screen to:

ENTRANCE HALL

Under stairs store cupboard

LIVING ROOM

13'10" x 12'3" (4.21m x 3.73m)

Picture window overlooking the forecourt and formal reception area to the front

Fireplace with living flame coal effect fire

KITCHEN/DINING ROOM

9'4" x 19'2" (2.84m x 5.84m)

Neatly appointed and fitted with a range of matching units

Double door built in larder cupboard

Panelled and part glazed door to the garden

Glazed French door with glazed side screens to:

CONSERVATORY

Picture windows overlooking the garden

Panelled and part glazed door allowing access to the garden

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

12'0" x 12'3" (3.66m x 3.73m)

Window to the front

BEDROOM 2

11'1" x 10'9" (3.39m x 3.28m)

Window overlooking the rear garden

Two double door built in wardrobes, flanking a recess with book display shelving

BEDROOM 3

6'11" x 7'6" (2.12m x 2.29m)

Window to the front

BATHROOM

Neatly appointed with a modern white suite

P-shaped shower/bath with direct mixer shower

Pedestal wash hand basin

WC - low type flush

OUTSIDE THE PROPERTY

GARAGE

Concrete sectional garage

To the front, the property is divided from the road by an ornamental brick wall and approached over a tregular, paved drive and forecourt which provides ample parking and services the formal reception area and extends to the side of the property serving the garage.

To the rear, there is a garden with a paved patio area, ornamental fencing with a gateway to an additional area of garden laid to lawn with inset shrubs, the whole enclosed on all sides by closely boarded wooden fencing.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate and Ditherington Road, eventually turning left into Mount Pleasant Road. Continue under the railway bridge for a further distance where the property will be found set back on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

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

TENURE

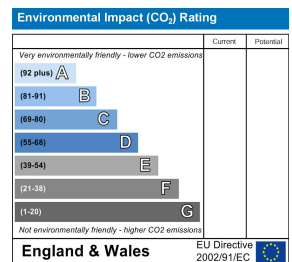
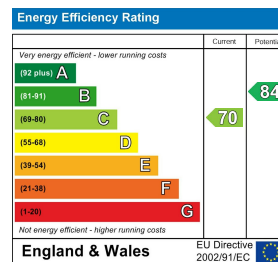
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Council Tax Band: B

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.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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