



Roger  
Parry  
& Partners

25 Mount Pleasant, Middletown, Welshpool, SY21 8DH



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£220,000**

This extended four bedroom, two bathroom semi detached house is situated in an elevated position and enjoys countryside views. Off road parking for two cars. Easy access to Shrewsbury and Welshpool.



**ENTRANCE CANOPY**

With a uPVC front door to:

**ENTRANCE HALL**

8'10" x 7'3" (2.70 x 2.23)

Staircase to the first floor with useful recess under, radiator and uPVC double glazed window to the front.

**CLOAKROOM**

4'10" x 2'5" (1.49 x 0.75)

White suite comprising low level W.C., wall mounted wash hand basin, extractor fan and uPVC double glazed window to the front.

**LIVING ROOM**

9'11" x 17'11" (3.03 x 5.48)

Brick built fireplace with shelving to the side, radiator, wood effect flooring and window and door to:

**SUN ROOM**

8'8" x 15'8" (2.65 x 4.80 )

With double glazed windows overlooking the rear garden towards countryside beyond. Wood effect flooring, radiator and two sets of double doors leading to the gardens.

**KITCHEN**

8'10" x 16'9" (2.70 x 5.13 )

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, stainless steel sink with mixer tap under a uPVC double glazed window to the front aspect, part tiled splashback, space for cooker with extractor hood above, plumbing and space for washing machine, space for fridge/freezer, wood effect flooring, radiator and archway to:

**UTILITY/SIDE PORCH**

9'11" x 6'2" (3.04 x 1.90)

Wood effect flooring, oil fired central heating boiler, window to rear and door to the side.

**FIRST FLOOR LANDING**

3'2" x 11'1" (0.97 x 3.40)

With a uPVC double glazed window to the front aspect. Staircase to the second floor.

**BEDROOM TWO**

10'2" x 12'5" (3.10 x 3.79 )

Built in airing cupboard with tank and a uPVC double glazed window to the rear with views towards open countryside.

**BEDROOM THREE**

10'1" x 10'2" (3.09 x 3.10 )

Radiator, recess with hanging and shelving and a uPVC double glazed window to the rear with views towards open countryside.

**BEDROOM FOUR**

9'0" x 9'3" (2.76 x 2.83 )

Radiator and a uPVC double glazed window to the front overlooking the front garden towards woodland beyond.

**BATHROOM**

5'6" x 8'2" (1.70 x 2.49 )

White suite comprising corner panelled bath with Triton electric shower above, pedestal wash hand basin, low level W.C., radiator, inset spotlights and a uPVC double glazed window to the front.

**SECOND FLOOR LANDING**

2'5" x 2'7" (0.75 x 0.80 )

Door to:

**BEDROOM ONE**

14'1" x 24'4" (4.30 x 7.42 )

With three uPVC double glazed windows to the rear with views towards open countryside. Off the main bedroom there are two walk in dressing areas. Door to:

**EN SUITE BATHROOM**

7'11" x 5'7" (2.42 x 1.71 )

White suite comprising panelled bath with shower attachment, pedestal wash hand basin, low level W.C., part tiled walls and floor and double glazed skylight to the front.

**OUTSIDE****FRONT**

Steps lead down to a paved area with a lawn with flower and shrub beds and further steps lead to the front door. Path running along the front of the property to the side which in turn leads to the rear garden. Outside tap.

**REAR GARDENS**

The rear garden enjoys lovely views towards open countryside and have a patio entertainment area and areas laid to lawn, garden shed and bounded by fence and hedging.

**OFF ROAD PARKING**

At the front of the property there is off road parking for two cars.

**GENERAL NOTES****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, water and drainage services are connected. Oil central heating. We would recommend this is verified during pre-contract enquiries.

**BROADBAND:** Download Speed: Standard 9 Mbps & Superfast 80 Mbps. Mobile Service: Likely

**FLOOD RISK:** Flooding from rivers: Very low risk. Flooding from the sea: Very low risk. Flooding from surface water and small watercourses: Very low risk

**COUNCIL TAX BANDING**

We understand the council tax band is C. We would recommend this is confirmed during pre-contract enquiries.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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## Floor Plan (not to scale - for identification purposes only)



Ground floor

Floor 1

Floor 2

**Local Authority:** Powys

**Council Tax Band:** C

**EPC Rating:** E

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

### Directions:

From Welshpool or Shrewsbury continue into the centre of Middletown, turning opposite the Breidden Public House. Ignore the first turning on the left for Mount Pleasant and continue to the top of the bank and around the corner. Take the next driveway immediately thereafter, number 25 is on the left hand side indicated by the For Sale sign.

### Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ  
welshpool@rogerparry.net

01938 554499



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.