



SAMUEL WOOD

302 Mount Pleasant Road, Shrewsbury, Shropshire, SY1 3HY

Offers Over £230,000



# 302 Mount Pleasant Road

Shrewsbury, Shropshire, SY1 3HY



- Three Bedroom Family Home
- Stylish Kitchen And Utility Area
- Family Bathroom And Separate WC
- Attached Garage Storage Space
- Popular Shrewsbury Location
- Spacious Lounge Dining Room
- Convenient Downstairs WC
- Driveway Parking For Two Cars
- Enclosed Rear Garden
- EPC rating C

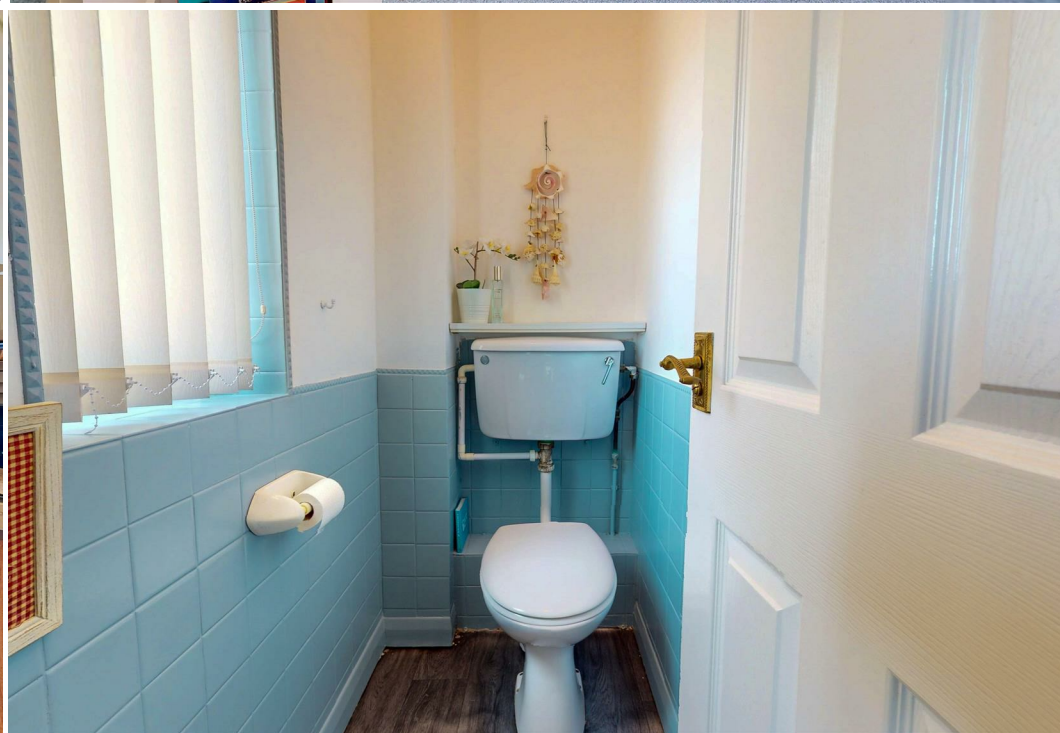
Situated in a popular residential location, 302 Mount Pleasant Road is a spacious three bedroom family home offering well balanced accommodation, generous living space and excellent connectivity. Having been well maintained and improved, the property offers scope for further updating, providing buyers with the opportunity to create their ideal home. Conveniently located for local amenities, schools and transport links, this is a fantastic opportunity for families, first-time buyers or those seeking additional space in a well established area of Shrewsbury. Viewing is highly recommended to fully appreciate the accommodation and potential.

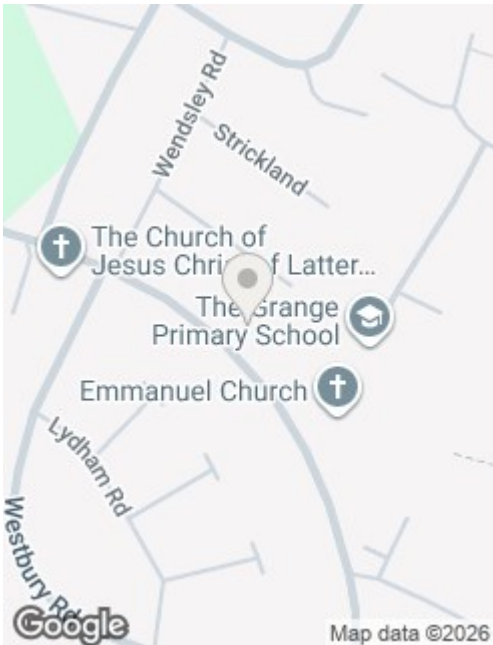
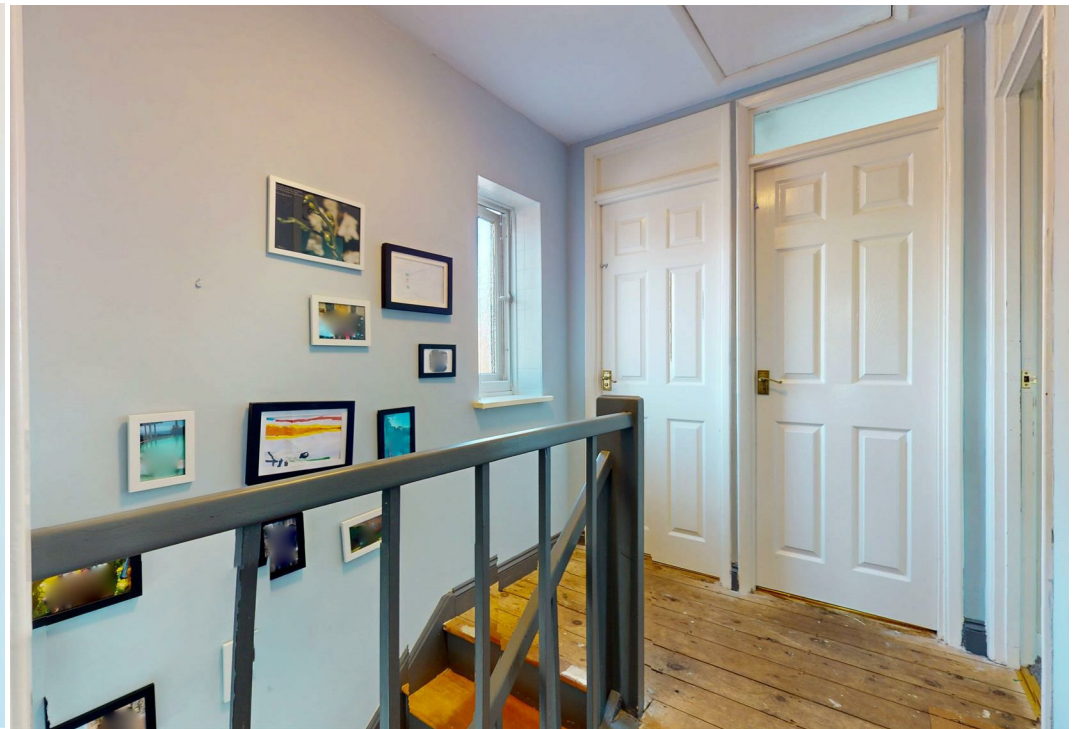
The property is entered via an entrance hall with stairs rising to the first floor. A spacious open plan lounge and dining room extends across the rear of the property, offering excellent natural light and ample room for both seating and dining areas. The fitted kitchen provides a practical workspace and is complemented by a useful utility room with access to the garage and a convenient downstairs WC.

The first-floor landing gives access to three well-proportioned bedrooms, including a generous principal bedroom. A family bathroom serves the accommodation, with the added benefit of a separate WC for everyday convenience.

To the front of the property is a driveway providing off-road parking for two vehicles and access to the attached garage. To the rear, an enclosed garden offers a pleasant outdoor space for relaxation, entertaining and family activities.







## Directions

Access available to Mount Pleasant Road from Ellesmere Road or Ditherington Road.

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 4 Mbps & Ultrafast 2300 Mbps  
 \*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

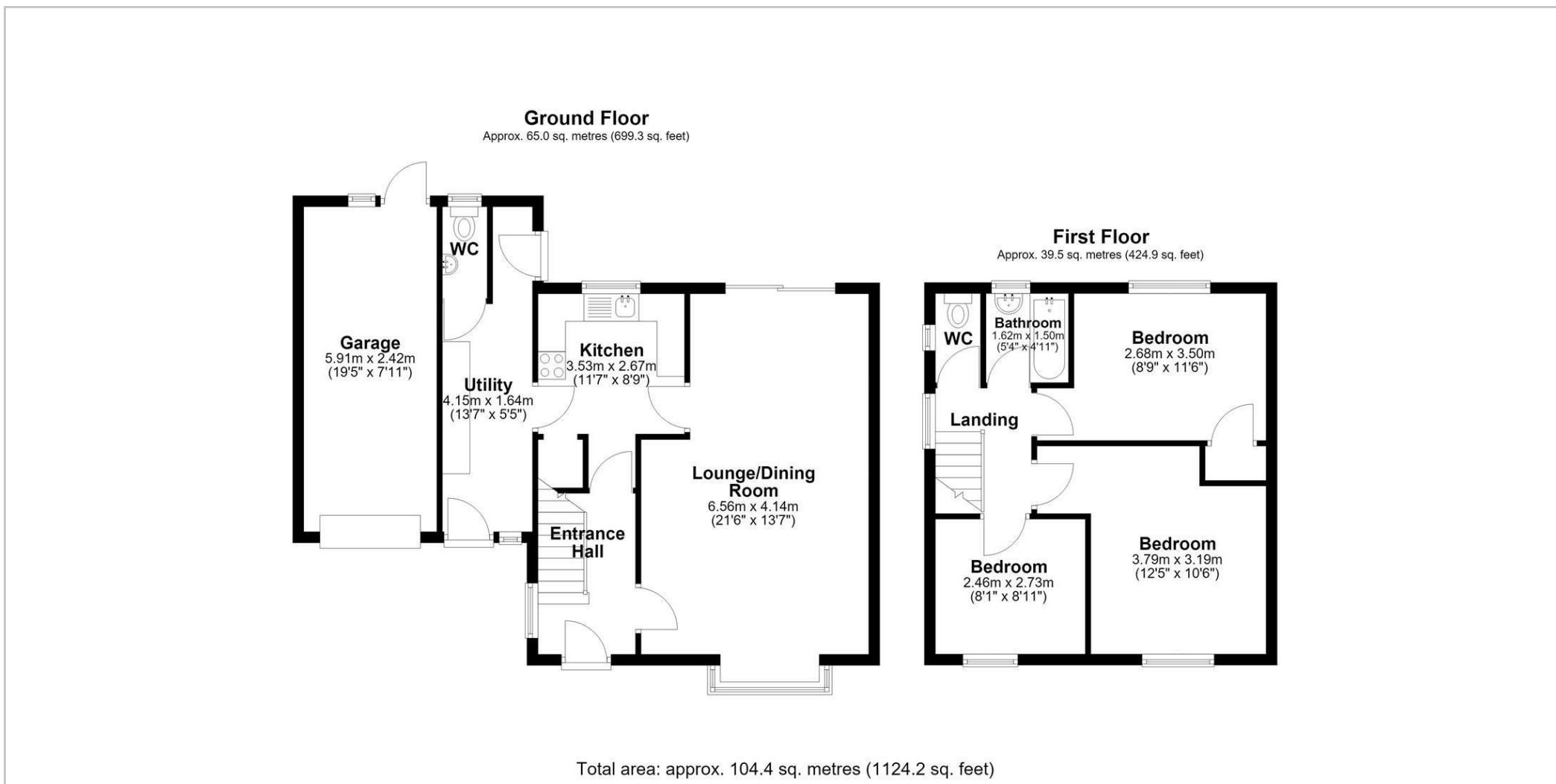
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
 2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF  
 Tel: 01743 272710 | shrewsbury@samuelwood.co.uk