



31 Mount Pleasant Road, Shrewsbury, Shropshire, SY1 3BH

£220,000

This attractive traditional bay-fronted semi-detached property has undergone a full refurbishment programme by the current owner over the past four years. The transformation must be seen to be fully appreciated. Accommodation provides: Entrance Hall, Living Room, Superb Refitted Kitchen/Dining Room, 3 Excellent Bedrooms, Contemporary Fitted Bathroom, GCH, DG, Ample Driveway Parking and Garage, neat, well maintained rear Garden. Great range of amenities nearby.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Entrance storm porch, double glazed entrance door.

Spacious Hall

Double glazed side window, double radiator, under stairs storage cupboard, staircase leads to First Floor Landing.

Living Room

Large double glazed window to the front, radiator.

Kitchen/Dining Room

Fully refitted with an excellent range of contemporary units, worktops with inset sink unit, integrated electric oven, 4 ring gas hob with filter hood above, range of full height cupboards, pantry, double glazed door to the side, double glazed window and French doors to the rear leading to the garden, double radiator, tiled flooring.

First Floor Landing

Built in airing cupboard.

Bedroom 1

Radiator, double glazed window to the front.

Bedroom 2

Radiator, double glazed window overlooking rear garden, range of fitted wardrobes and recessed display shelving.

Bedroom 3

Double glazed window to the front.

Bathroom

Refitted 3 piece suite including bath with shower over, wash basin and WC, radiator, extensive tiled areas, 2 double glazed windows, radiator.

Outside- Front

The property is approached over an extensive herring bone pattern block paved driveway providing ample parking and turning space and providing to the garage, gated access to the side leads to rear garden.

Garage

Concrete sectional garage with up and over door.

Rear Garden

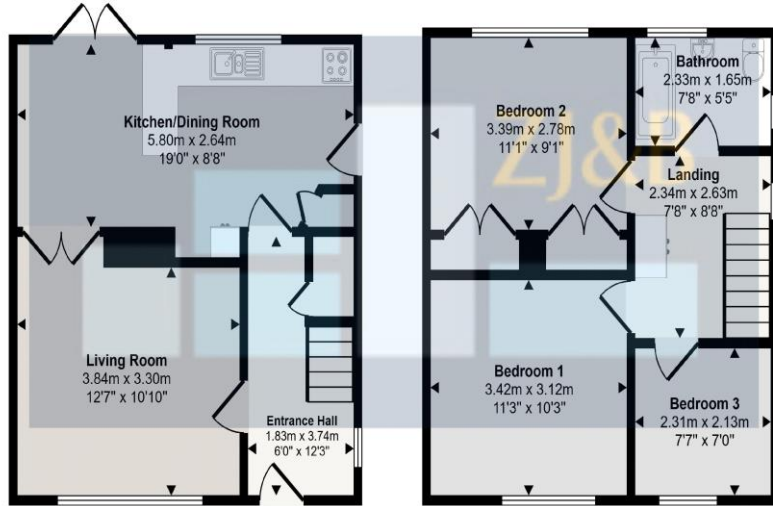
An attractive south-west facing rear garden approached onto a block paved patio, sleeps retain lawns with central pathway, raised beds to the rear boundary and the garden is enclosed by timber fencing.

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Approx Gross Internal Area
77 sq m / 829 sq ft

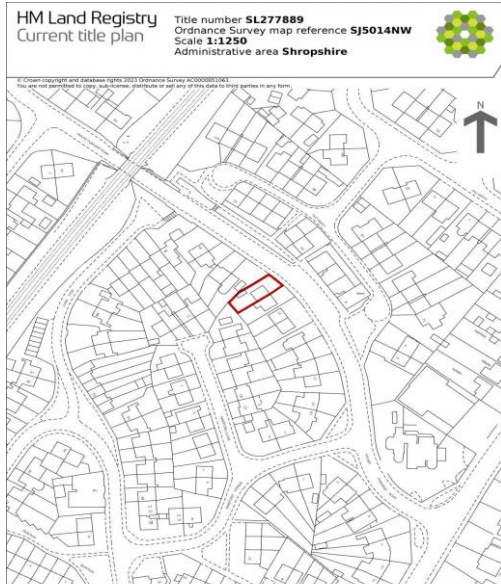


Ground Floor
Approx 38 sq m / 408 sq ft

First Floor
Approx 39 sq m / 422 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



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Find an energy certificate (/)

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Energy performance certificate (EPC)

31 Mount Pleasant Road SHREWSBURY SY1 3BH	Energy rating C	Valid until: 14 March 2032
		Certificate number: 2150-5407-0020-1009-5791

Property type Semi-detached house

Total floor area 78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage