



## 120 Mount Pleasant Road, Heath Farm, Shrewsbury, Shropshire, SY1 3EP

### Offers in the Region Of £260,000

Recently renovated, this well-presented 3-bedroom semi-detached home offers spacious and practical accommodation with good local amenities close by.

The property briefly comprises an entrance hall, a living room, a stylish open-plan kitchen-dining room, 3 first-floor bedrooms, and a modern bathroom. Externally, the property benefits from a good sized landscaped rear garden, driveway and Garage.

An early viewing is recommended to appreciate the accommodation on offer.





Approx Gross Internal Area  
94 sq m / 1016 sq ft



Ground Floor  
Approx 41 sq m / 439 sq ft

First Floor  
Approx 42 sq m / 451 sq ft

Garage  
Approx 12 sq m / 125 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

## Energy performance certificate (EPC)

120 Mount Pleasant Road SHREWSBURY SY1 3EP	Energy rating <b>E</b>	Valid until: 19 May 2035
		Certificate number: #EPC_2055-0058-0000-1553

Property type Semi-detached house

Total floor area 83 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-privately-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-privately-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

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

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

## Council Tax Band B

**Services:** We understand that mains water, drainage, electricity and gas are connected.

**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.

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

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

## FREE MORTGAGE ADVICE

Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

**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**