



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

169 Mount Pleasant Road, Shrewsbury, SY1 3EY

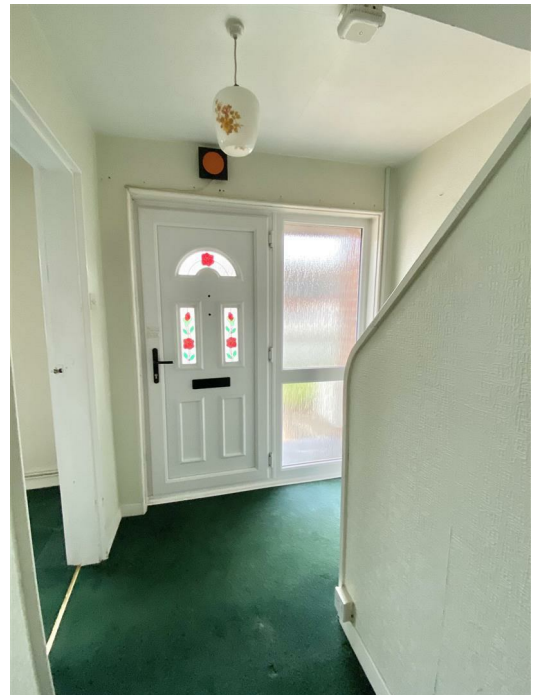
£225,000 Region

To view this property please call us on **01743 236 800** Ref: T8054/SL/KQ

A mature three bedroom semi-detached family house, situated in a popular and convenient location.

A mature three bedroom semi-detached house requiring some modernisation and improvement, providing well planned and well proportioned accommodation throughout and benefiting from gas fired central heating and double glazing.

The property is situated on this popular and well established residential development, well placed within reach of excellent amenities including local shops, schools, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

11'1" x 12'2" (3.37m x 3.71m)

Bay window to the front

KITCHEN / DINING ROOM

9'6" x 18'11" (2.90m x 5.76m)

Neatly appointed and fitted with a range of matching modern units

Window and glazed sliding patio doors to the rear garden

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

11'1" x 10'11" (3.37m x 3.32m)

Bay window to the front

BEDROOM 2

9'6" x 10'11" (2.90m x 3.32m)

Window to the rear garden

BEDROOM 3

7'1" x 7'8" (2.15m x 2.34m)

Window overlooking the front

BATHROOM

Panelled bath

Wash hand basin, wc

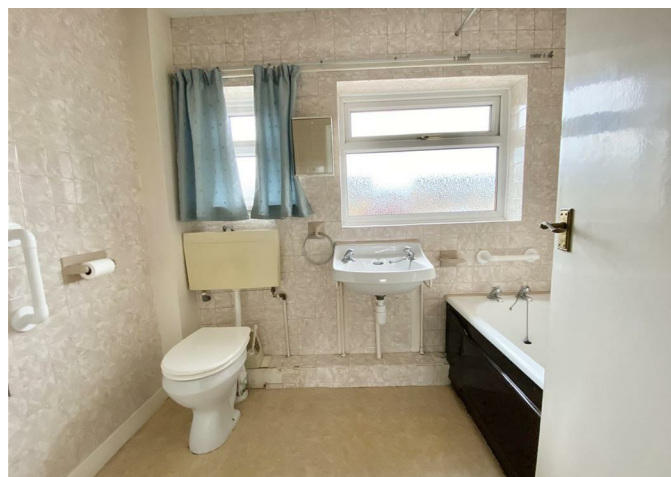
OUTSIDE THE PROPERTY

DETACHED BRICK BUILT GARAGE

Electronic remote control carousel door

The property is set back from the road and approached over a paved driveway providing ample parking and access to the Carport and Garage.

To the rear is a particularly good sized and neatly kept GARDEN laid to artificial lawn with an extensive paved patio and terrace. The garden is neatly kept and well enclosed on all sides by closely boarded wooden fencing.

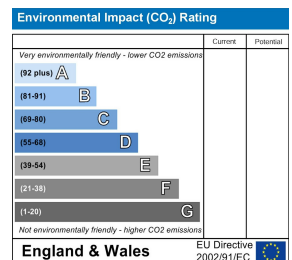
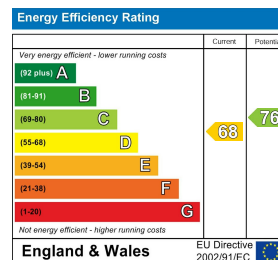


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Smithfield Road and up Coton Hill. Continue onto Ellesmere Road. After some distance, turn right onto Mount Pleasant Road. Continue for a further distance and the property will be found on the right 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: C

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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller BSc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones