SAMUEL WOOD

68 Mount Pleasant Road, Shrewsbury, Shropshire, SY1 3BL

Asking Price £240,000

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IMPORTANT

68 Mount Pleasant Road

Shrewsbury, Shropshire, SY1 3BL

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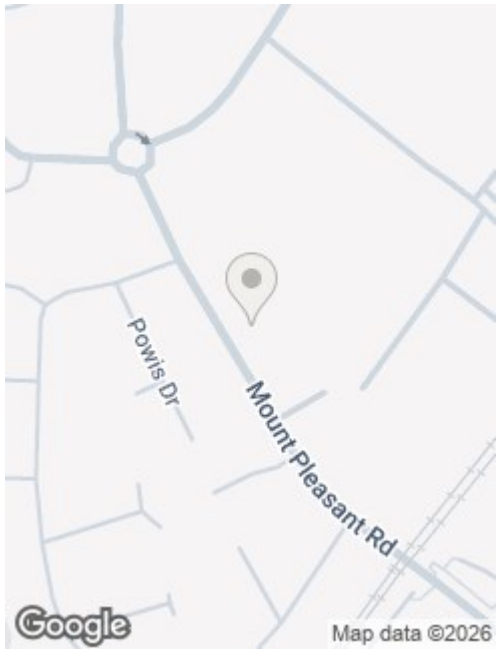
- Three Bedroom Semi-Detached Home
- Newly Decorated Living Room
- Conservatory Overlooking Rear Garden
- Lean-To Providing Useful Storage
- Excellent Potential To Improve
- Driveway Parking For Four Cars
- New Living Room Carpets
- Upgraded Modern Family Bathroom
- Gas Central Heating Throughout
- EPC Rating C

Situated in a popular residential location, this three-bedroom semi-detached home offers an excellent opportunity for buyers looking to put their own stamp on a property. Well maintained and benefiting from gas central heating, the home features newly decorated living room with new carpets, an upgraded family bathroom and a bright conservatory overlooking the rear garden. The versatile ground floor includes separate living and dining rooms, a fitted kitchen and useful lean-to providing additional storage. Outside, the generous driveway offers off-road parking for up to four vehicles. Ideally positioned within a short walk of Mount Pleasant's local shops and well-regarded schools, this property combines everyday convenience with fantastic potential for further improvement, making it an ideal first-time purchase, family home or investment opportunity.

The property is entered via a welcoming hallway leading to a spacious living room, recently refreshed with new décor and carpets, creating a comfortable and inviting space. A separate dining room provides the ideal setting for family meals and entertaining, with access through to the fitted kitchen and the bright conservatory, offering additional living space overlooking the garden. A practical lean-to provides useful external storage and further versatility.

The first floor comprises three bedrooms, including a generous principal bedroom, together with an upgraded family bathroom finished to a modern standard. The remaining bedrooms offer flexibility for children, guests or those working from home, while the landing provides access to all rooms.

To the front, a substantial driveway provides off-road parking for up to four vehicles. The property enjoys a convenient location within easy walking distance of local shops in Mount Pleasant and nearby schools, making it an excellent choice for families. Offering gas central heating throughout and excellent scope for cosmetic enhancement, this is a home with plenty of future potential.



Directions

What3words: ///ranges.resist.pushes

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

Broadband Speed: Basic 6 Mbps, Superfast 80 Mbps & Ultrafast 1800 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

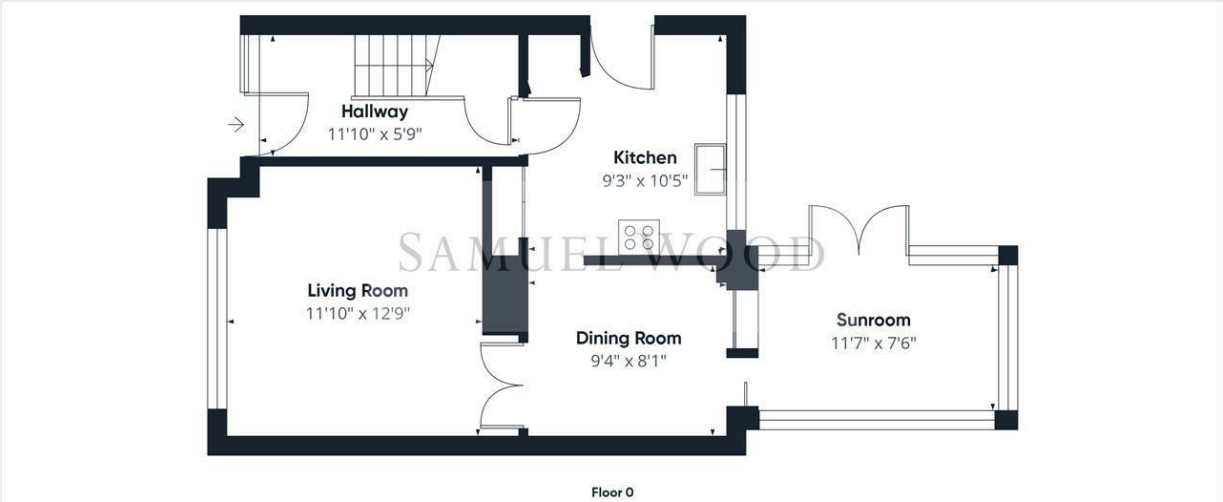
Council Tax Band: B

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

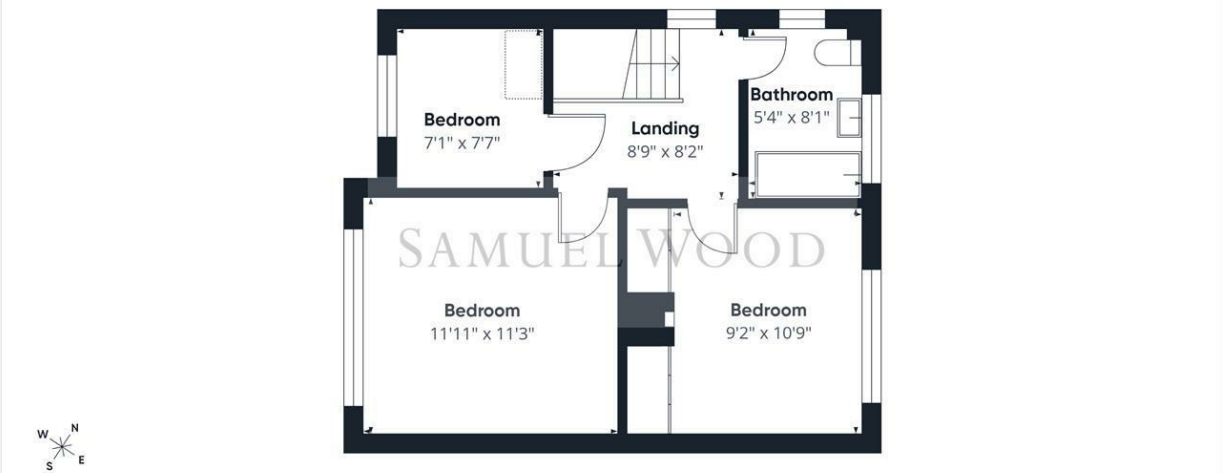
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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.

Floor Plans



Floor 0



Floor 1

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Approximate total area(1)

900 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.