



56 Mount pleasant Road, Shrewsbury SY1 3BL

Shrewsbury & Country House Sales

MILLER
EVANS

56 Mount pleasant Road, Shrewsbury SY1 3BL

£215,000

Freehold

- Modern three-bedroom semi-detached family home in a convenient location
- Close to local amenities, the town centre and Shrewsbury bypass, with M54 motorway access
- Well-cared-for accommodation with gas central heating and double glazing
- Kitchen/dining room, lounge, utility room, three bedrooms and family bathroom
- Garage, driveway parking, front garden and spacious rear garden with patio, lawn, floral borders and shrubs



The property has been well cared for and offers comfortable and well-maintained accommodation throughout. Benefiting from gas central heating and double glazing, the accommodation comprises an entrance porch, entrance hall, lounge, kitchen/dining room and useful utility room to the ground floor. To the first floor are three bedrooms and a family bathroom.

This modern three-bedroom semi-detached family home is situated in a convenient location, close to local amenities, the town centre and the Shrewsbury bypass, with excellent access to the M54 motorway link.



ENTRANCE HALL

LOUNGE
12'0" x 12'8"

KITCHEN/DINING ROOM
9'3" x 19'1"
Fitted with a range of wall and base units

UTILITY
7'1" x 7'4"

8'8" x 8'1"
A STAIRCASE rises to the FIRST FLOOR LANDING

BEDROOM 1
10'6" x 10'8"

BEDROOM 2
11'3" x 10'8"

BEDROOM 3
6'11" x 8'1"

BATHROOM
5'5" x 8'1"
Panelled bath
Wash hand basin
Low flush WC

GARDENS AND GROUNDS

GARAGE
13'4" x 7'4"
Up and over door.

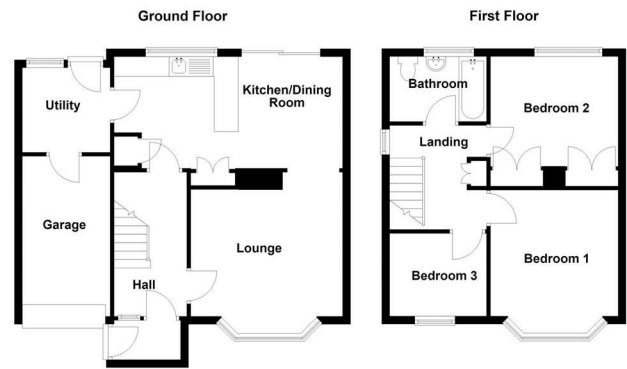
The property benefits from a front garden, driveway parking and a garage.

To the rear is a spacious and attractive garden with a patio area, lawn and established floral borders, shrubs and planting, providing a pleasant outdoor space for relaxing and entertaining.

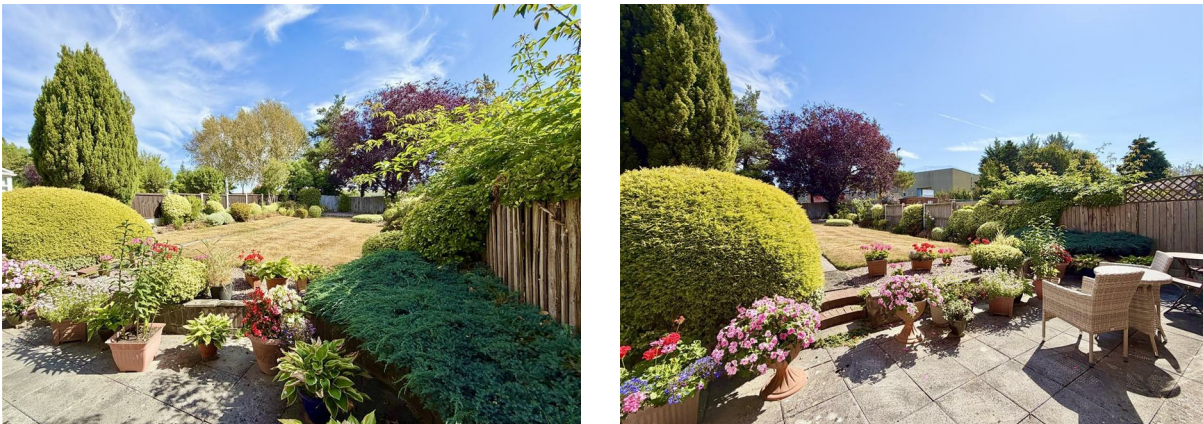


HOW TO GET THERE

The property is best approached out of Shrewsbury along Castle Foregate and continue onto St Michael's Street. After some distance turn left into Mount Pleasant Road and continue under the railway bridge. Continue on Mount Pleasant Road and the property will be found on the right



Total area: approx. 1105.7 sq. feet



FIND OUR PROPERTIES ON:

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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. Some images may have been enhanced. This property may be subject to additional management service charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : B

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 01456 678 000

