

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

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
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Offers In The Region Of £279,995

Viewing: strictly by appointment
through the agent

A spacious, well presented, extended and improved four bedroom semi detached house, situated within this convenient residential location, close proximity to good local amenities, the Shrewsbury town Centre and local bypass which links up to the M54 motorway network. This property will appeal to many buyers and viewing is recommended.

The accommodation briefly comprises of the following: reception hallway, impressive extended lounge with garden room area, separate dining room,. re-fitted kitchen/breakfast room, rear lobby, cloakroom, first floor landing, four bedrooms, attractive bathroom, generous brick paved driveway, low maintenance landscaped rear enclosed gardens, gas fired central heating, UPVC double glazing. Viewing is recommended.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

Reception hallway

Having under-stairs storage cupboard, radiator, wood effect flooring, dado rail, coving to ceiling, wall mounted digital heating control panel.

From reception hallway wooden framed glazed door gives access to:

Impressive extended lounge with garden room area

19'4 x 19'2

Having a range of UPVC double glazed windows overlooking the property's rear gardens with UPVC double glazed French doors giving access to rear gardens, wood effect flooring, radiator, under-stairs shelved storage cupboard, further cupboard housing gas fired central heating boiler, contemporary flame effect remote control electric fire.

Wooden framed glazed double doors from lounge gives access to:

Bay fronted dining room

14'3 max into bay x 12'9

Having walk-in UPVC double glazed bay window to front, radiator, wood effect flooring, log effect electric fire.

Arch from lounge gives access to:

Re-fitted kitchen/breakfast room

19'2 x 9'6 reducing down to 7'3

And comprises: A range of eye level and base units with built in cupboards and drawers, double oven, free standing American style fridge freezer with water and ice dispenser, integrated dishwasher, four ring gas hob with stainless steel cooker canopy over, fitted worktops with inset sink and mixer tap over, glass display cabinets, UPVC double glazed windows to front and side of property, recessed spotlights to ceiling, tiled splash surrounds, tiled floor.

Door from kitchen/breakfast room gives access to:

Rear lobby

Having tiled floor, UPVC double glazed door giving access to rear gardens.

From rear lobby door gives access to:

Cloakroom

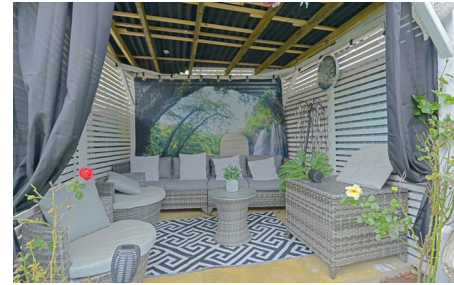
Having low flush WC, UPVC double glazed window to rear, tiled floor.

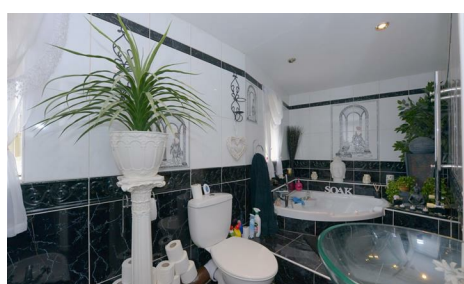
From reception hallway stairs rise to:

First floor landing

Having loft access.

From first floor landing doors give access to: Four bedrooms and bathroom.





Bedroom one

15'5 x 10'4 max reducing down to 7'2

Having UPVC double glazed window to front, radiator, wood effect flooring, secondary loft access.

Bedroom two

12'1 max into bay x 11'4

Having UPVC double glazed bay window to front, radiator, wood effect flooring, coving to ceiling.

Bedroom three

11'2 x 9'1

Having UPVC double glazed window to rear, radiator, wood effect flooring, fitted double wardrobe, double helved storage cupboard with centralised display unit.

Bedroom four

7'9 x 7'4

Having UPVC double glazed window to front, radiator, wood effect flooring, stairhead.

Bathroom

Having a five piece suite comprising: A corner sunken bath with shower attachment off taps, tiled shower cubicle, bidet, low flush WC, contemporary wash hand basin with mixer tap over, two UPVC double glazed window to rear, tiled floor, spotlights to ceiling, heated chrome style towel.

Outside

To the front of the property there is a generous size brick paved driveway providing ample off street parking from the road via mature conifers with inset shrubs and plants.

Rear gardens

To the rear of the property there is a low maintenance southerly facing rear garden having paved patio area with brick steps leading to artificial lawn garden area, covered seat area, inset shrubs, outside lighting point. The rear gardens are enclosed.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

