



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

151 Mount Pleasant Road, Shrewsbury, SY1 3EY

£300,000 Region

To view this property please call us on **01743 236 800** Ref: T7345/GM/KQ

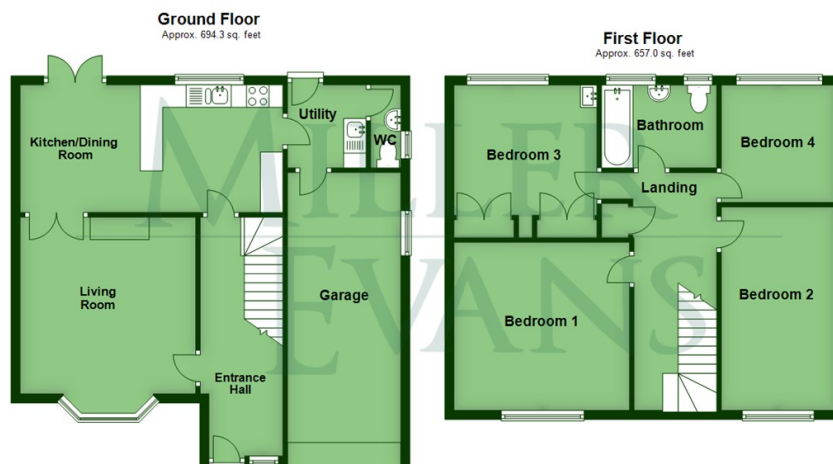
A well maintained and neatly kept, four bedroom, detached house.

This well maintained and neatly kept four bedroom detached house provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. The accommodation includes; entrance hall, living room, kitchen/dining room, utility, cloakroom, four double bedrooms and bathroom. Integral garage and parking. Neatly kept front and rear gardens. The property also benefits from gas fired central heating and double glazing. No upward chain.

The property is pleasantly situated in this popular residential area, close to excellent local amenities including good schools, local shops, a frequent bus service, the Shrewsbury rail station and the property is well placed for easy access to the By-pass with M54 link to the West Midlands.



FLOOR PLANS



Total area: approx. 1351.4 sq. feet
Illustration For Identification Purposes Only Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

Understairs store cupboard

LIVING ROOM

12'11" x 12'10" (3.94m x 3.91m)

Bay window to the front

Attractive fireplace with coal flame effect fire

Double doors to:

KITCHEN / DINING ROOM

9'4" x 19'2" (2.84m x 5.85m)

Fitted kitchen with range of matching wall and base units comprising of cupboards and drawers with worktops over and tiled splash

Integrated four ring hob with extractor over and double oven beneath

Space and plumbing for white goods

Tiled floor

Window overlooking the rear garden

French doors from the dining area to rear garden

UTILITY

6'1" x 5'9" (1.85m x 1.75m)

Fitted worktop with sink unit and space and plumbing for white goods beneath

Tiled floor

Door to rear garden

Door to garage

CLOAKROOM

Wash hand basin, wc

Tiled floor

STAIRCASE rising to FIRST FLOOR LANDING with loft access and built in airing cupboard

BEDROOM 1

12'3" x 13'1" (3.74m x 3.99m)

Window to the front

BEDROOM 2

14'10" x 8'4" (4.53m x 2.53m)

Window to the front

BEDROOM 3

11'2" x 10'6" (3.40m x 3.19m)

Built in double wardrobes

Fitted sink unit with window to the rear overlooking the garden

BEDROOM 4

8'7" x 8'1" (2.62m x 2.46m)

Window to the rear overlooking the garden

BATHROOM

Panelled bath with shower over

Pedestal wash hand basin, wc

Wall mounted heated towel rail

Tiled walls

Wood effect flooring

OUTSIDE THE PROPERTY

INTEGRAL GARAGE

Electric door

Concrete floor, power and lighting

The property is approached over a private driveway providing parking and pedestrian access to the reception area. Neatly kept front garden laid to lawn with inset shrubs.

There is a pedestrian gate to the side leading to the good sized REAR GARDEN laid to lawn with paved patio area, raised lawn area, large Summerhouse with terrace. Timber garden shed. The whole is enclosed by closely boarded wooden fencing.

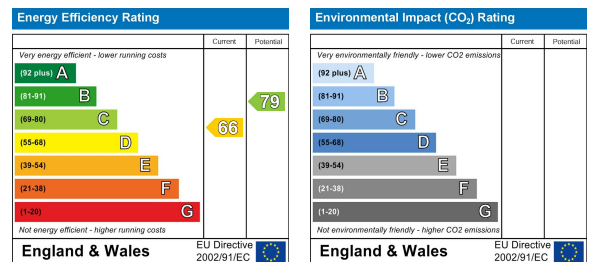


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Coton Hill and onto Ellesmere Road. After some distance, turn right onto Mount Pleasant Road. Proceed for a short 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

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



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