



77 Mount Pleasant Road, Mount Pleasant, Shrewsbury,
Shropshire, SY1 3BN

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 Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £199,995

Viewing: strictly by appointment
through the agent

Offered For Sale with NO UPWARD CHAIN is this well-maintained and neatly presented spacious three bedroom semi-detached house. The property is situated within this popular and convenient residential location within close proximity to local schooling, amenities and within walking distance of the historic town centre of Shrewsbury. Viewing is recommended. The accommodation briefly comprises of the following: entrance porch, hallway, lounge, re-fitted kitchen / diner, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens, driveway, detached sectional garage, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

Upvc double glazed entrance door gives access to:

Entrance porch

Having upvc double glazed windows, wood effect flooring. Part glazed door gives access to:

Hallway

Radiator, coving to ceiling, under-stairs storage cupboard. Door from hallway gives access to:

Lounge

12'8 x 11'11 excluding recess
Having upvc double glazed windows to front, gas fire, coving to ceiling. Part glazed wooden framed doors from lounge and door from hallway gives access to:

Re-fitted kitchen / diner

19'1 x 9'5

The dining area

Comprises: upvc double glazed sliding patio door giving access to the rear gardens, radiator, coving to ceiling.

The kitchen area

Comprises: modern eye level and base units with built-in cupboards and drawers, fitted granite worktops with inset stainless steel sink with mixer tap over, tiled splash surrounds, (SPACE for appliances), under-stairs pantry style storage cupboard, upvc double glazed window to the rear, upvc double glazed door giving access to the side of property.

From hallway stairs raise to:

First floor landing

Having upvc double glazed window to side, loft access, airing cupboard, coving to ceiling. Doors from first floor landing give access to three bedrooms and bathroom.

Bedroom

11'11 x 11'5

Having upvc double glazed window to front, radiator, coving to ceiling.

Bedroom

10'10 x 9'3

Having upvc double glazed window to the rear, radiator, fitted double wardrobe, fitted double shelved cupboard, centralised display unit, coving to ceiling.

Bedroom

7'7 x 6'8 max

Having upvc double glazed window to front, over-stairs storage cupboard, coving to ceiling, radiator.

Bathroom

Having a three piece suite comprising: bath with electric shower over, pedestal wash hand basin, low flush WC, two upvc double glazed windows, part tiled to walls, radiator, coving to ceiling.

Outside

To the front of the property there is a small lawned garden bordered by rockery and shrub with low rise hedging screening the pedestrian pathway. To the side of this there is a brick edged driveway which leads to double timber gates which lead to a further brick edged driveway which gives access to:

Sectional garage

17'6 x 8'3

The rear gardens comprise of a greenhouse and laid mainly to lawn with inset shrubs, plants and bushes.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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.

Council Tax Banding B

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 for 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

Please note this information is given for guidance only

and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

