



213 Mount Pleasant Road, Heath Farm, Shrewsbury,  
Shropshire, SY1 3JA

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £235,000**

Viewing: strictly by appointment  
through the agent



**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.
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Offering well presented living accommodation throughout. This is a spacious and well maintained three bedroom semi detached house. The property is within close proximity to a variety of good local amenities and is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. This property will appeal to many buyers and early viewing comes highly recommended by the selling agent. The accommodation briefly comprises the following: lounge, dining room, upvc double glazed conservatory, kitchen, first floor landing, three bedrooms, bathroom, attractive front and rear enclosed gardens, generous driveway, garage, double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Storm porch with double glazed entrance door gives access to:

**Hallway**  
Having under-stairs store cupboard, radiator, coving to ceiling.

Wooden framed glazed door from hallway gives access to:

**Lounge**  
12'10 x 10'5  
Having two upvc double glazed windows, coving to ceiling, radiator.

Wooden framed double glazed door from lounge gives access to:

**Dining room**  
9'4 x 7'6  
Having coving to ceiling, radiator.

From dining room square arch gives access to:

**UPVC double glazed conservatory**  
10'5 x 8'10  
Having brick base, range of upvc double glazed windows, polycarbonated roof with fitted ceiling fan and built-in light, upvc double glazed French doors giving access to rear gardens, tiled floor.

Wooden framed glazed door from dining room and hallway gives access to:

**Kitchen/breakfast room**  
11'3 x 9'5 excluding recess  
Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, glass display cabinet, upvc double glazed window to rear, coving and spotlights to ceiling, breakfast bar, part glazed door giving access to rear gardens, under-stairs recess, radiator.

From hallway stairs rise to:

**First floor landing**  
Having loft access, coving to ceiling, linen store cupboard.

Doors from first floor landing give access to: Three bedrooms and bathroom.

**Bedroom one**  
11'3 x 10'7  
Having two upvc double glazed windows, radiator, coving to ceiling.

**Bedroom two**  
10'7 x 9'0  
Having upvc double glazed window to rear, radiator, large mirror fronted fitted wardrobe, coving to ceiling.

**Bedroom three**  
7'8 x 7'0  
Having upvc double glazed window to front, stair-head, radiator.

**Bathroom**  
Having a four piece white suite comprising: tiled shower cubicle, panelled bath, low flush WC, pedestal wash hand basin, part tiled to walls, two double glazed windows to rear, heated chrome style towel rail, vinyl floor covering.

**Outside**  
To the front of the property there is a neatly kept lawned garden with well stocked borders. To the side of this there is a generous driveway which gives access to:

**Garage**  
16'9 x 8'3  
Having garage door to front, upvc double glazed pedestrian door to rear.

**Rear gardens**  
The rear gardens are a pleasing feature of the property being well maintained having paved patio areas, lawned garden, raised beds, a variety of mature shrubs, plants and bushes, good size timber garden shed, outside lighting point and cold water tap. The rear gardens are enclosed by fencing.

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**FLOORPLANS**

