

106 The Mount, Shrewsbury, Shropshire, SY3 8PH

www.hbshrop.co.uk



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Offers In The Region Of £575,000

Viewing: strictly by appointment
through the agent

Offering a perfect blend of period charm and contemporary living, this is a beautifully improved, spacious and well presented four bedroom semi-detached house, which will appeal to many potential buyers. Being located within a desirable residential location this home benefits from being within close proximity to excellent local amenities, schools, transport links and is within walking distance of the medieval town Centre of Shrewsbury. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises: Storm porch, reception hallway, bay fronted lounge, impressive re-fitted kitchen / diner / family room, first floor landing, three bedrooms, re-fitted shower room, second floor landing, master bedroom with adjoining modern shower room, front and generous sized rear enclosed gardens, good sized driveway, upvc double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in great detail comprises:

Storm porch with tiled floor, panel wooden entrance door with sealed unit double glazed windows to side and above gives access to:

Reception hallway

Having period style tile floor with 'Polypipe' under floor wet system heating, coving to ceiling and coats cupboard. Wooden panel door from reception hallway gives access to:

Understairs cloakroom

Having low flush wc, tiled floor with 'Polypipe' under floor wet system heating, wall mounted under floor heating control panel, wall mounted wash hand basin with mixer tap over, upvc double glazed window to side and recess spotlight to ceiling.

Wooden panel door from reception hallway gives access to:

Bay fronted lounge

13'5 x 13'0 max into bay

Having walk-in bay with range of upvc double glazed windows to front with fitted shutters, antique style radiator, exposed wooden flooring, picture rail, coving to ceiling, attractive period style fireplace with stone effect fire surround.

Wooden panel door from reception hallway gives access to:

Impressive re-fitted kitchen / diner / family room

19'9 max x 16'9 max reducing down to 13'1 minimum

Comprising: a range of contemporary eye level and base units with built-in cupboards and drawers, integrated oven, integrated microwave combination oven, fridge / freezer, dishwasher, four ring induction hob with concealed cooker canopy over, kitchen island with built-in cupboards and drawers, tiled splash surrounds, silestone quartz worktops with inset stainless steel sink with mixer tap over, upvc double glazed bi-folding doors giving access to rear gardens, two upvc double glazed windows, recess spotlights to ceiling, tiled floor with 'Polypipe' under floor wet system heating, wall mounted under floor heating control panel, coving to ceiling and concealed laundry cupboard.

From reception hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, coving to ceiling, wooden panel doors from first floor landing give access to three double bedrooms and re-fitted family shower room.

Bedroom two

13'1 x 11'5

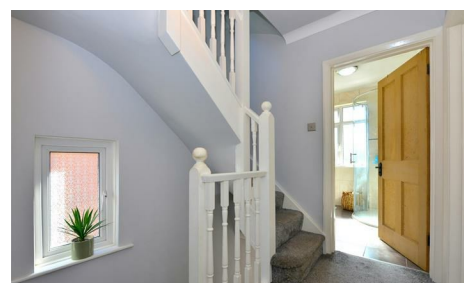
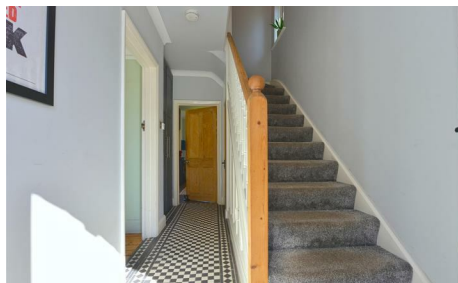
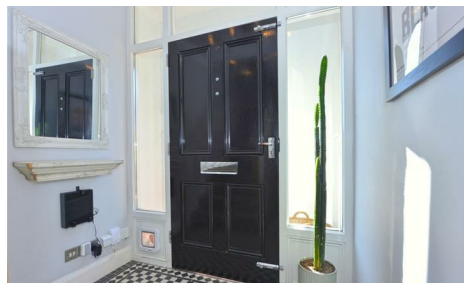
Having upvc double glazed window to rear, radiator and coving to ceiling.

Bedroom three

13'2 max into bay x 12'4

Having upvc double glazed bay window to front with window seat, radiator and coving to ceiling.





Bedroom four

8'10 x 7'11

Having upvc double glazed window to rear, radiator and coving to ceiling.

Re-fitted family shower room

Comprising: Tiled shower cubicle, low flush wc, pedestal wash hand basin, upvc double glazed window to front, tiled floor, tiled to walls, wall mounted extractor fan and shaver point.

From first floor landing stairs rise to:

Second floor landing

Having double glazed roof window, recess spotlight to ceiling and generous sized store cupboard / wardrobe. Doors from second floor landing then give access to master bedroom and modern re-fitted shower room.

Bedroom one

14'2 max x 11'0

Having recess spotlights to ceiling, antique style radiator, eaves storage and four feature double glazed roof windows.

Modern re-fitted shower room

Having tiled walk-in shower cubicle with wall mounted mixer shower and contemporary shower screen to side, wc with hidden cistern, wash hand basin with mixer tap over, upvc double glazed window to side, shaver point, recess spotlights to ceiling, heated chrome style towel rail, eaves storage (where the Worcester gas fired combination boiler is housed) and vinyl tiled effect floor covering.

Outside

The property is approached via a generous tarmac driveway with turning area, outside lighting point and electricity point. The front gardens are laid to lawn with mature bushes, trees and offer good levels of privacy from the road. Gated pedestrian side access then leads to:

Good sized rear gardens

Comprising: lawned gardens, stone sections, Indian sandstone paved patio areas, timber garden shed (with it's own electricity supply), outside lighting points, electricity point, cold water tap, inset shrubs, bushes etc and 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.

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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.

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

