

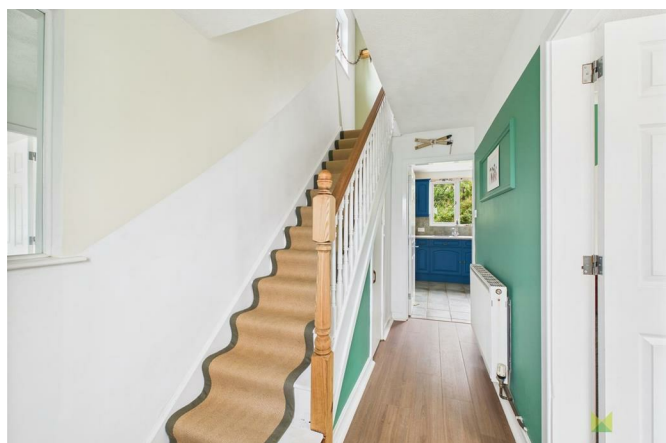
21 Mount Pleasant Road Shrewsbury SY1 3BH



3 Bedroom House - Semi-Detached
Asking Price £220,000

The features

- OFFERED FOR SALE WITH NO UPWARD CHAIN
- MATURE 3 BEDROOM SEMI DETACHED HOUSE
- KITCHEN, UTILITY AND GROUND FLOOR WC
- DRIVEWAY, GARAGE AND ENCLOSED REAR GARDEN
- VIEWING RECOMMENDED
- POPULAR LOCATION WITH EXCELLENT AMENITIES
- HALL, LOUNGE WITH FEATURE LOG BURNER, DINING ROOM
- 3 GENEROUS SIZED BEDROOMS AND BATHROOM
- GAS CENTRAL HEATING



*** 3 BEDROOM SEMI WITH GARAGE ***

This neatly presented, mature 3 bedroom semi detached house is offered for sale with no upward chain and is perfect for a growing family.

Occupying an enviable position on the edge of this sought after development, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, supermarkets, doctors, shops and regular bus service to the Town.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen, Utility, WC, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, driveway with parking, garage and established gardens.

Viewing recommended.

Property details

LOCATION

The property occupies an enviable location on the Northern edge of the Town ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, shops, doctors, recreational facilities, walks and a regular bus service to the Town Centre.

RECEPTION HALL

Entrance door opening to Reception Hall with LVT flooring, radiator.

LOUNGE

having large bay window overlooking the front, feature recently installed cast iron log burner, media point, radiator and continuation of LVT flooring.

DINING ROOM

with window to the rear, continuation of LVT flooring, radiator.

KITCHEN

Fitted with range of painted wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surface over and having space for appliances, inset 4 ring hob with extractor hood over and oven and grill beneath. Tiled surrounds and eye level wall units, useful walk in pantry cupboard with shelving, window to the rear and door to

UTILITY ROOM

with range of units, space for fridge freezer, personal door to garage and garden.

WC

with WC suite.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the side, access to roof space. Exposed boarded floor.

BEDROOM 1

A lovely light room with large bay window to the front, radiator. Exposed boarded floor.

BEDROOM 2

A generous double room with window overlooking the rear, range of fitted wardrobes with hanging rails and shelving, radiator. Feature panelling to one wall and exposed boarded floor.

BEDROOM 3

a generous single room with window to the front, radiator. Exposed boarded floor.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side and rear.

OUTSIDE

The property is approached over driveway with parking and leading to the Garage with twin opening doors, power and lighting and personal door to the Utility.

The Front Garden is laid to lawn with inset specimen trees and shrubs and enclosed with brick walling. The Rear Garden is again laid to lawn with well stocked flower, shrub and herbaceous beds with inset specimen trees and enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

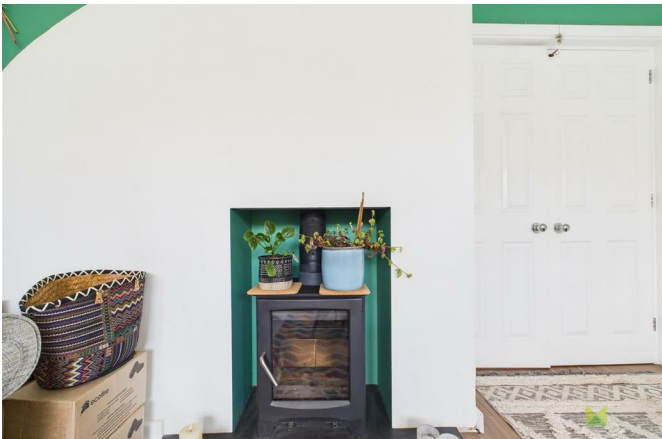
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

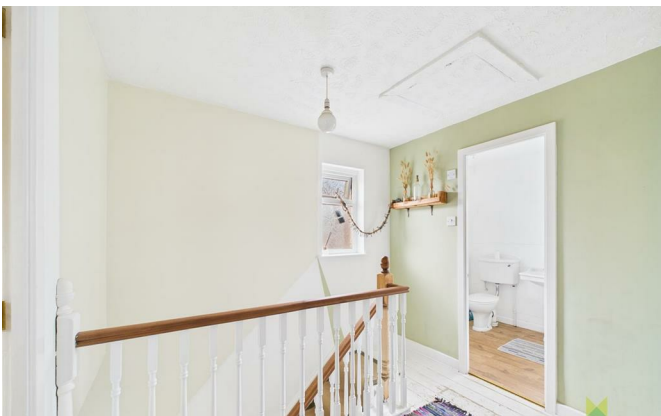
REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

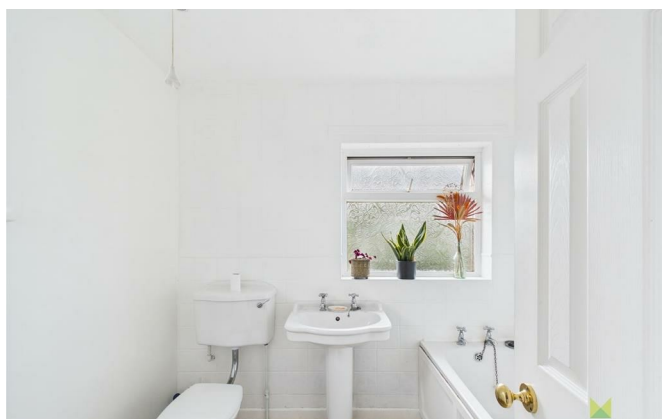
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

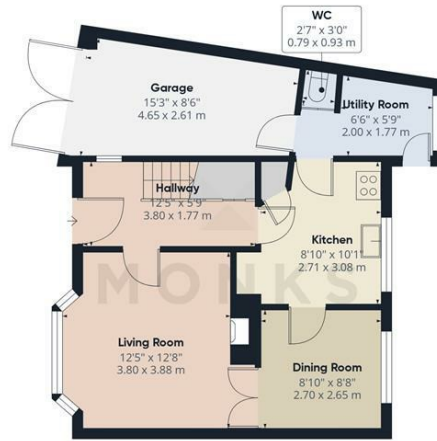




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Floor 0



Floor 1



Approximate total area[®]
 971 ft²
 90.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Get in touch

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Click. www.monks.co.uk

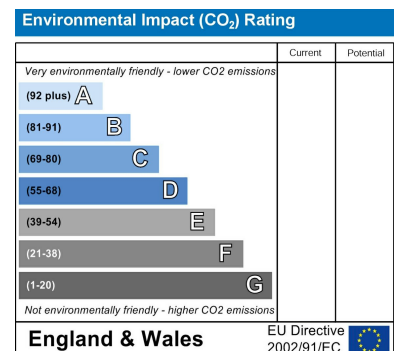
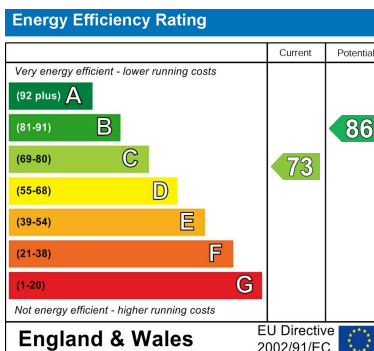
Shrewsbury office

10a-11 Shoplatch,
 Shrewsbury, Shropshire, SY1

We're available 7 days a week

HOME – four words that define who,
 and what we are:

Honest, Original, Motivated, Empathetic



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.