

2 Whitemere Road, Mount Pleasant, Shrewsbury,  
Shropshire, SY1 3BT

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



**Offers In The Region Of £269,500**

Viewing: strictly by appointment  
through the agent

**t: 01743 357000**

**e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)**



H O L L A N D  
B R O A D B R I D G E

2 Whitemere Road, Mount Pleasant,  
Shrewsbury, Shropshire, SY1 3BT

Offering much improved and beautifully presented living accommodation throughout, this is a versatile and spacious four bedroom semi detached house. The property is located within this convenient and popular residential location, walking distance to local amenities and being well placed for easy access to the Shrewsbury town centre. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, contemporary refitted kitchen/diner, UPVC double glazing conservatory, rear lobby, ground floor bedroom, cloakroom, first floor landing, three bedrooms, modern refitted family bathroom, generous size driveway, front and rear low maintenance rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Replacement double glazed entrance door with UPVC double glazed windows to side gives access to:

#### **Entrance hallway**

Having wood effect flooring, understairs storage cupboard, radiator, coving to ceiling.

Door from entrance hallway gives access to:

#### **Lounge**

12'8 x 12'1 excluding recess

Having UPVC double glazed window to front, contemporary log effect fire with modern fire surround, radiator, wood effect flooring.

Double doors from lounge gives access to:

#### **Modern refitted kitchen/diner**

19'1 x 9'3

The dining area comprises: Tiled floor, radiator.

The kitchen area comprises: A range of eye level and base units with built-in cupboards and drawers, integrated Neff slide and hide oven, Neff combination oven and warmer drawer below, integrated Bosch dishwasher, space for American style fridge freezer, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, four ring Neff induction hob with stainless steel cooker canopy over, UPVC double glazed window looking into conservatory, recessed spotlights to ceiling.

UPVC double glazed sliding door from kitchen/diner gives access to:

#### **UPVC double glazed conservatory**

15'8 x 8'4

Having tiled effect flooring, brick base, range of UPVC double glazed window overlooking the properties rear gardens, polycarbonated roof with fitted ceiling fan, radiator.

Wooden framed glazed door from kitchen/diner gives access to:

#### **Rear lobby**

Having UPVC double glazed door giving access to rear gardens, wood effect flooring.

Doors from rear lobby gives access to: Ground floor bedroom and cloakroom.

#### **Ground floor bedroom**

16'6 max x 11'1 max

Having UPVC double glazed door giving access to front of property, UPVC double glazed window to side, wood effect flooring, radiator.

#### **Cloakroom**

Having low flush WC, wall mounted wash hand basin, space for washing machine, wood effect flooring, UPVC double glazed window to rear.





From entrance hallway stairs rise to:

**First floor landing**

Having UPVC double glazed window to side, loft access, store cupboard housing gas fired central heating boiler.

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

**Bedroom one**

11'11 x 11'5 max into wardrobe recess

Having a modern fitted wardrobe with display shelving units, dressing area with chest of drawers to side, UPVC double glazed window to front, radiator, coving to ceiling.

**Bedroom two**

10'7 x 8'9

Having UPVC double glazed window to rear, large mirror fronted built-in wardrobe, radiator, coving to ceiling.

**Bedroom three**

7'6 x 6'10 max into recess

Having UPVC double glazed window to front, wood effect flooring, fitted store cupboard, radiator.

**Refitted bathroom**

Having a modern suite comprising: P shape panel bath with glazed shower screen, drench shower over plus hand-held shower attachment off, wash hand basin set to vanity unit, WC with hidden cistern, tiled floor, tiled to walls, two UPVC double glazed windows, recessed spotlights and extractor fan to ceiling, wall mounted heated towel rail.

**Outside**

To the front of the property there is a neatly kept lawn garden surrounded by well stocked borders and timber fencing. To the side of this there is a generous size resin driveway providing ample off street parking for a number of vehicles.

**Rear gardens**

The rear gardens offer low maintenance comprising: Paved sun terrace, paved patio area, stone section, timber garden shed, outside cold tap, inset shrubs, plants and bushes. The rear gardens are enclosed.

**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 C**

**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.

