

31c Belle Vue Road, Shrewsbury, SY3 7LN

Shrewsbury & Country House Sales

MILLER EVANS

31c Belle Vue Road, Shrewsbury, SY3 7LN

£259,500 Leasehold

- Spacious well appointed character townhouse with high ceilings
- Two bedrooms and modern bathroom
- Sitting room, kitchen/breakfast room and utility
- Easily maintained courtyard
- One off-street allocated parking space
- Popular and convenient location close to excellent amenities





A spacious, well appointed two bedroom character townhouse, with high ceilings, set in a prime location close to excellent amenities. The property provides well planned accommodation briefly comprising; kitchen/breakfast room, utility, living room with large window allowing copious amounts of natural light, two bedrooms and bathroom to the first floor. Outside, there is a courtyard style garden. The property also benefits from one allocated parking space and gas fired central heating.

The property is situated in one of Shrewsbury's most sought after residential areas renowned for its attractive period home, tree-lined streets and strong sense of community, ideally situated just south of the Historic town centre, it offers an excellent range of local amenities including independent shops, cafe's, highly regarded schools. The Shrewsbury town centre and Quarry park and River Severn area all within walking distance.









KITCHEN / BREAKFAST ROOM
15'5" x 13'2"
Range of matching wall and base units with integrated appliances
Understairs store cupboard

UTILITY
9'0" x 3'8"

LIVING ROOM
13'6" x 15'5"

BEDROOM 1
15'5" x 13'6"

BEDROOM 2
12'1" x 9'6"

BATHROOM
9'5"" x 5'2"
Panelled oval bath with shower over
Wash hand basin, wc

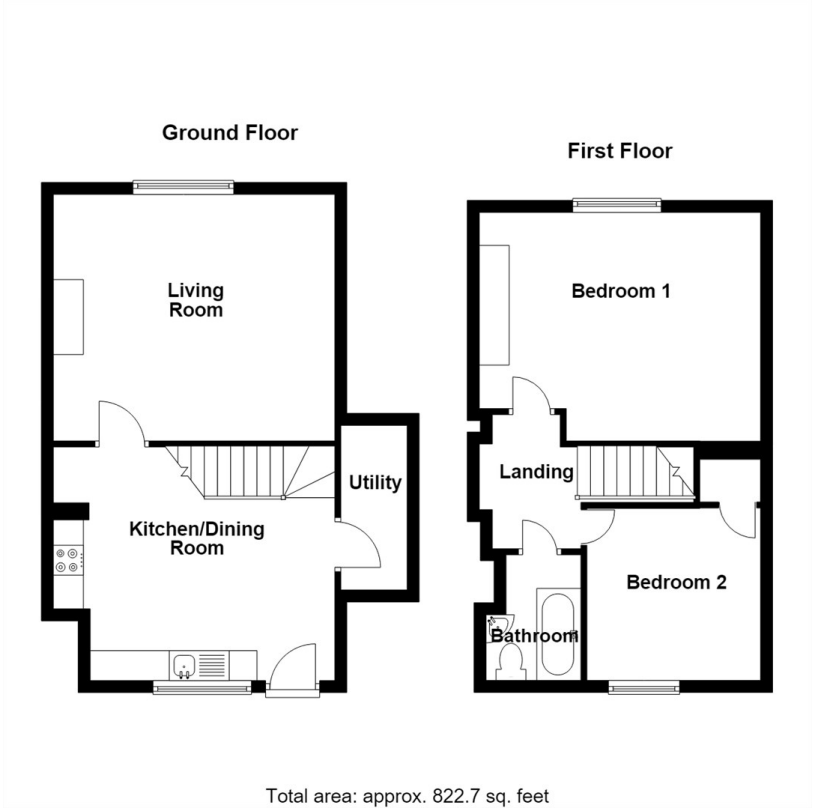
GARDENS AND GROUNDS

The property is approached through a shared gated entrance. There is an attractive walled courtyard to the front of the property, enclosed by characterful brick walls that create a private and charming outdoor space. The courtyard offers an ideal spot for potted plants, seasonal displays, or an outside entertaining area.

There is the added benefit of a cellar beneath the property, which could be opened up to provide additional accommodation, if desired.

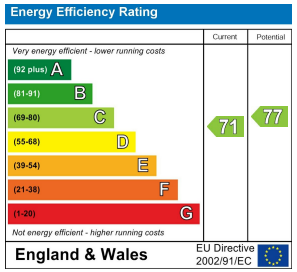
HOW TO GET THERE

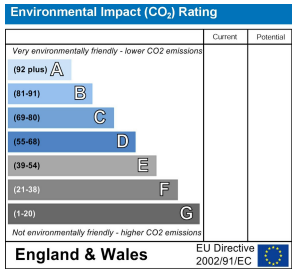
The property is best approached out of Shrewsbury over the English Bridge, proceed around the gyratory system, turning left onto Moreton Crescent and proceed along Belle Vue Road. The property will be found after a short distance on the left hand side.



Total area: approx. 822.7 sq. feet







IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Some images may have been enhanced.
This property may be subject to additional management service charges.

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DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : B

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 0345 678 900

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