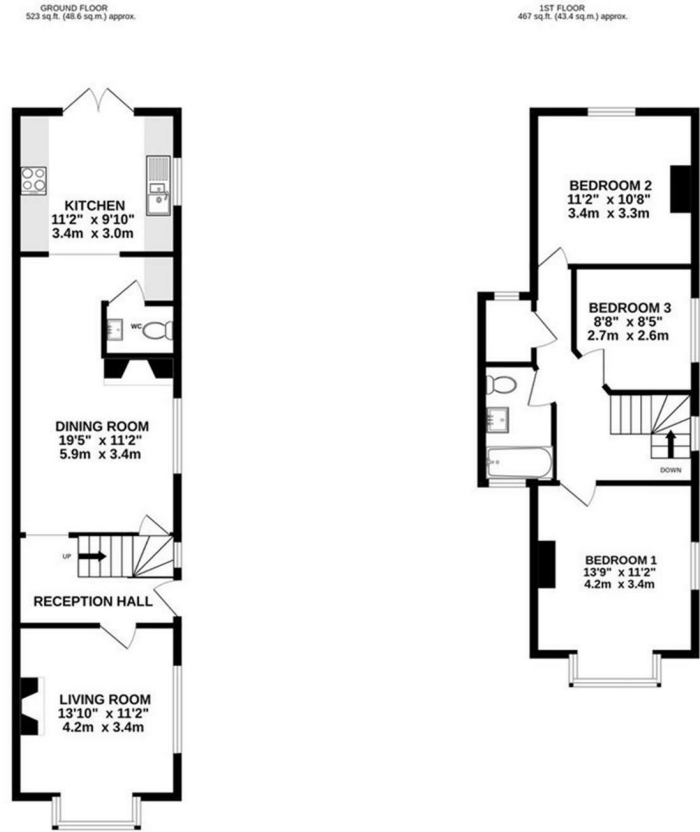


FOR SALE



Leehurst Belle Vue, Shrewsbury, SY3 7RG



TOTAL FLOOR AREA: 991 sq.ft. (92.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FOR SALE

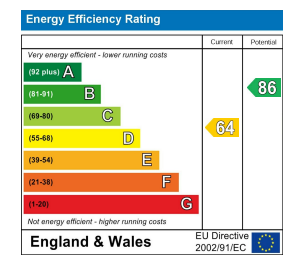
Offers In The Region Of £399,995

Leehurst Belle Vue, Shrewsbury, SY3 7RG

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A beautifully and comprehensively renovated mature house, providing immaculately presented and well appointed accommodation, set with generous parking and lawned gardens, in this highly sought after residential location.  
**NO ONWARD CHAIN**



**01743 236 444**  
**Shrewsbury Sales**  
 2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
 E: shrewsbury@hallsgb.com



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MILEAGES: Close to town amenities.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Recently renovated
- Spacious accommodation
- Lawned Gardens
- Generous parking
- Highly sought after location
- NO ONWARD CHAIN

#### DESCRIPTION

Leehurst is a greatly and sympathetically renovated mature house which will no doubt provide wide market appeal. The property has undergone a comprehensive scheme of renovation works which includes the following:-

- The property has been re-roofed.
- Insulation of a new central heating system.
- Re-wired throughout.
- Re-plastered throughout.
- New fittings to the breakfast/kitchen.
- Installation of a new bathroom.
- Landscaped gardens.

The property provides well proportioned accommodation with the ground floor boasting an attractive sitting room with bay window, open kitchen/diner with the kitchen offering a delightful range of soft close units with granite worktops and numerous integral appliances. Also to the ground floor is a utility area and guest WC. To the first floor there are three bedrooms served by the recently fitted bathroom. Outside, there is a generous amount of driveway parking with space for numerous vehicles. The gardens sit to both the front, side and rear offering lovely flowing lawns together with an Indian sand stone seating area which sits adjacent to the kitchen. Purchasers should be please to note that the rear garden benefits from a south westerly facing aspect.

#### ACCOMMODATION

Panelled part glazed UPVC entrance door leads into:

#### ENTRANCE HALL

Oak Karndean flooring, with staircase rising to first floor.

#### LIVING ROOM

With dual aspect feature bay window, fireplace with slate hearth and oak mantel. Dual lined chimney. With space for log burning stove.

#### KITCHEN/DINER

Feature open plan kitchen/diner with Oak Karndean flooring. Fireplace with slate hearth and Oak mantel with dual lined chimney. Walk in understairs storage cupboard. Ceiling downlighters. The kitchen area provides an attractive range of soft close eye and base level units, comprising cupboards and drawers with generous granite work surface area over and incorporating a one and a half bowl stainless sink unit ,with inset granite drainer with mixer tap over. Granite splash and granite sills. Integral LAMONA electric oven and grill with four LAMONA stainless steel gas hob unit. Granite upstands. Fitted extractor hood, integral fridge freezer. Twin glazed french doors onto generous sun terrace and gardens.

#### UTILITY AREA

With fitted granite top with granite splash. Space and plumbing for washing machine. Eye and base level storage cupboards.

#### GUEST WC

With Oak Karndean flooring and providing a white suite comprising, free hanging WC with hidden cistern. Wash hand basin set in vanity unit with storage cupboard under. Wall mounted heated towel rail, extractor fan, ceiling downlighter.

#### FIRST FLOOR LANDING

With access to loft space. Built in storage cupboard housing wall mounted Vaillant gas fired central heating boiler.

#### BEDROOM ONE

With dual aspect windows and bay window to front.

#### BEDROOM TWO

With attractive aspect over the rear garden and green area beyond.

#### BEDROOM THREE

#### BATHROOM

Providing a contemporary white suite comprising low level WC. Wash hand basin set in vanity unit with storage cupboards under, mixer tap over and tiled splash. Panelled bath with mains fed GROHE shower over with drench head and additional feeder shower attachment. Shower screen. Part tiled walls with tiled splash, extractor fan, ceiling downlighters and heated towel rail.

#### OUTSIDE

The property is approached over a generous tarmac driveway providing parking for numerous vehicles.

#### GARDENS

To the front the gardens are low maintenance offering neatly manicured lawns with a slate party space/border. The majority of the gardens are positioned to the rear and these offer a generous sun terrace which provides a fantastic outdoor entertaining and seating area. The majority are then laid to flowing lawns. Purchasers will be pleased to note that the rear garden benefits from a south westerly facing garden.

#### GENERAL REMARKS

#### AGENTS NOTE

In accordance with The Estate Agent's Act 1979, as amended 1991, you are advised that the Vendor is related to an employee of Halls.

#### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

#### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

#### COUNCIL TAX

The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@halls.gb.com](mailto:shrewsbury@halls.gb.com)