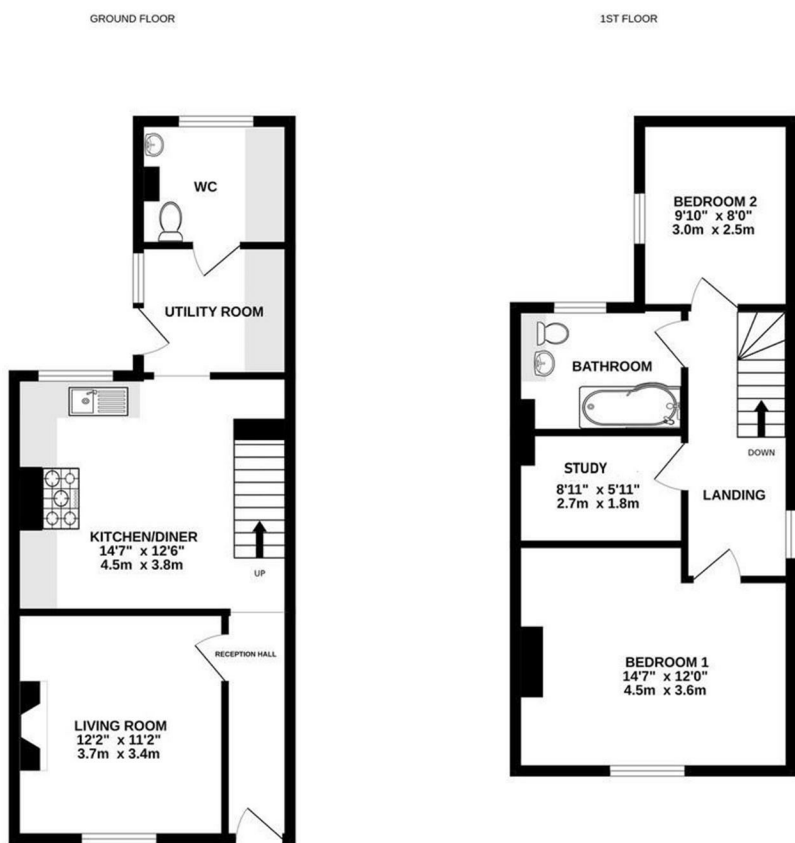
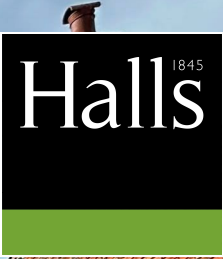


FOR SALE

28 Montague Place, Belle Vue, Shrewsbury, SY3 7NF



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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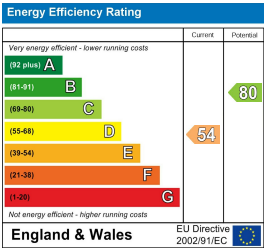
FOR SALE

Offers in the region of £243,000

28 Montague Place, Belle Vue, Shrewsbury, SY3 7NF

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



NO ONWARD CHAIN- A highly desirable mature semi-detached house, offering spacious accommodation with scope to improve, set with easily maintained south facing gardens in a most sought after location.




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



- Highly desirable location
- Well proportioned rooms
- Scope to improve
- Easily maintained gardens
- Walking distance to town centre
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury town centre proceed down Wyle Cop and up and over the English Bridge onto the gyratory system. Stay in the right hand lane and continue around onto Coleham Morton which turns into Belle Vue road, head along Belle Vue road taking the fourth left turning into Havelock Road. Proceed ahead and over the Bridge following the road around to the left and the property will be found on the right hand side.

SITUATION

The property is situated in the most popular conservation area of Belle Vue which is close to schooling and excellent suburban amenities, whilst being within walking distance of Shrewsbury town centre. Shrewsbury itself has an excellent range of shops, social facilities and a rail service. Commuters will find road links giving access to the A5 which links through to the M54 motorway and on towards Telford and the Midlands.

DESCRIPTION

28 Montague Place is a most appealing and mature semi-detached house, which offers spacious accommodation and excellent scope for improvement. The ground floor boasts a living room, kitchen diner, utility and guest WC. To the first floor there are 2 bedrooms, a bathroom and a study. The gardens are predominantly positioned to the rear and these include a sun terrace seating area, section laid to lawn and a generous timber garden store.

ACCOMMODATION

A panelled part glazed door into:-

ENTRANCE HALL

LIVING ROOM

Fireplace with inset tiles and ornamental surround. Corner cupboard with gas meter.

KITCHEN DINER

Providing eye and base level storage cupboards with generous worktop. One and a half bowl ceramic sink unit and drainer with mixer tap over, Bush range cooker with electric oven and grill and 5 ring gas hob unit. Part tiled walls and ceiling downlighters.

REAR LOBBY/UTILITY

With space and plumbing for washing machine, space for fridge, range of eye and base level cupboards. Fitted worktop, part glazed door to rear garden and door to:-

GUEST WC

With low level WC, pedestal wash hand basin, additional range of fitted storage cupboards and worktop.

FIRST FLOOR LANDING

With access to loft space.

BEDROOM ONE

With period fireplace.

BEDROOM TWO

With ornamental fireplace.

BEDROOM 3 - STUDY

Purchasers should note that this room has NO WINDOW and as a result, no natural light.

BATHROOM

Providing a suite comprising low level WC with hidden cistern, wash hand basin, set in vanity unit with storage cupboards under, P shaped panelled bath with mains fed shower over, part tiled walls and tiled splash, wall mounted heated towel rail.

OUTSIDE

The property is approached off street to the front.

THE GARDENS

These are located to the rear, offering a generous patio/sun terrace entertaining area with adjoining lawns, raised beds and borders. To the bottom section of the garden, is a useful timber storage building. Cold water tap. Prospective purchasers will be pleased to note that the rear gardens benefit from a southerly facing aspect.

AGENT NOTE

The property has the benefit of a pedestrian right of way over the adjoining property for refuse disposal etc.

GENERAL REMARKS

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.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band B. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com