

FOR SALE

30 Belle Vue Road, Shrewsbury, SY3 7LL

Approximate Area = 669 sq ft / 62.1 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Halls. REF: 1357699

FOR SALE

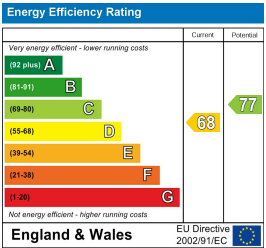
Offers in the region of £375,000

30 Belle Vue Road, Shrewsbury, SY3 7LL

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 highly desirable detached bungalow, offering well proportioned rooms with excellent scope for improvement and potential extension (STPP), set with driveway parking and fantastic large gardens.

01743 236444

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



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Close to town amenities.



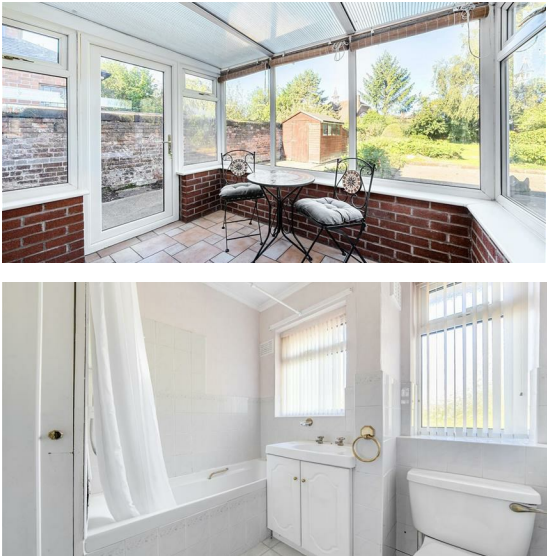
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Sought after location
- Excellent scope for modernisation
- Potential for extension STPP
- Fantastic large gardens
- Generous driveway parking
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury town centre proceed down Wyle Cop and over the English Bridge heading around onto the gyratory system. Stay in the right hand lane following this under the bridge and move into the left hand lane to proceed onto Coleham Crescent which turns into Belle Vue Road. After a short distance the property will be seen on the right hand side identified by a Halls for sale board.

SITUATION

The property is located in a most popular area of Belle Vue which is close to schooling and excellent suburban amenities whilst being within walking distance of Shrewsbury town centre. Shrewsbury itself offers a fashionable range of leisure amenities, shops, social facilities and a rail service. Commuters will find good road links which give access to the A5 heading through to the M54 motorway and on towards Telford.

DESCRIPTION

Situated in one of the area’s most desirable residential locations, 30 Belle Vue Road offers an exciting opportunity to acquire a well-proportioned bungalow within walking distance of both local amenities and the town centre.

This traditional property offers generous accommodation with excellent potential for improvement and extension (subject to the necessary planning permissions). The layout includes a welcoming reception hall, a spacious living room with fireplace, kitchen, two bedrooms, and a bathroom. To the rear, a conservatory provides an attractive outlook and access to the garden.

While the property would benefit from a scheme of modernisation throughout, it provides an excellent opportunity for buyers to create a home to meet their own tastes and requirements.

Externally, the property enjoys a good amount of driveway parking and truly superb, large walled rear gardens, a key feature that will no doubt appeal to garden enthusiasts. With a substantial patio area and generous flowing lawns, the outdoor space offers a wonderful setting for relaxing, entertaining, or further development.

Offered with no onward chain, this is a fantastic opportunity to secure a home in a prime location, with enormous potential.

GENERALAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

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

COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.