



Havelock Road, Shrewsbury, Shropshire, SY3



11 Havelock Road, Belle Vue, Shrewsbury SY3 7ND

A handsome Victorian period townhouse providing excellent family space in the desirable Belle Vue area.

11 Havelock Road is situated within the prestigious Belle Vue area of Shrewsbury. There is an excellent selection of local shops, pubs and schools within walking distance. Shrewsbury Town centre is approximately 1 mile away via a picturesque walk over Greyfriars Bridge, where there is an excellent range of amenities including a large variety of boutique and specialist shops, art galleries, artisan foods and drinks and a superb choice of cafes, bars and restaurants, cinemas and theatres. The nearby Quarry Park offers 29 acres of flower gardens, parkland and riverside walks.

Shrewsbury Train Station is just over a mile away, providing direct services to Birmingham New Street and London Euston.

Distances: Shrewsbury town centre approximately 1 mile, Telford (M54 Motorway) 15 miles, Chester 41 miles, Birmingham 48 miles (Distances and time approximate).



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11 Havelock Road

11 Havelock combines traditional Victorian features with a contemporary extension, providing spacious and light family living space. The entrance hall with wooden floor, deep moulded skirting and high corniced ceilings, leads into well-proportioned family rooms to either side. The drawing room to the right, centres around the original marble fireplace fitted with open fire, and with natural light from the tall bay sash window. The living room to the left offers an equally light room which is currently used a snug / playroom.

To the rear of the house is a fantastic architect designed open plan kitchen/dining room, providing excellent family living space, with integrated appliances and Range, and access via a door to the rear sun terrace and garden. A large boot room to the side has ample storage cupboards and shelving, separate W.C., opposite which is an additional door to the garden.

The cellar, accessed from the hallway, via door with stair guard, houses a good-sized storage area to one side and the remaining area, recently converted by the current vendors, to incorporate a gym area.

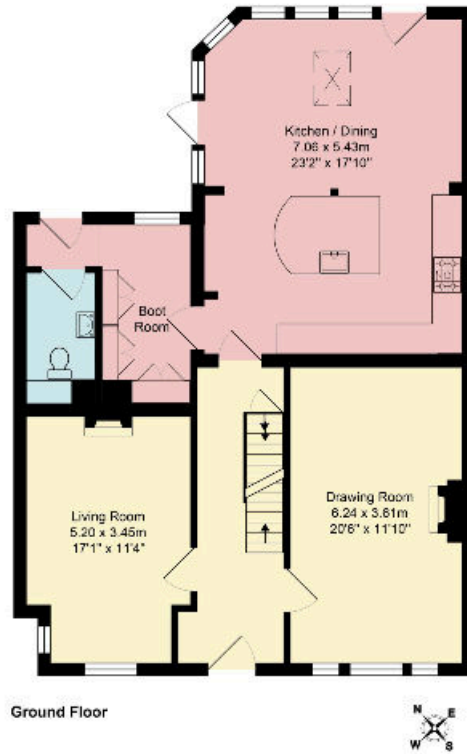
A decorative staircase ascends to the second floor where the large principal bedroom, with en suite and one of many traditional Victorian fireplaces, looks out towards the front of the house. Two further bedrooms with large windows, a modern and bright, family bathroom, with slipper bath and separate shower, and a laundry room complete this level.

A further staircase leads towards a third floor with three further bedrooms and bathroom with shower.

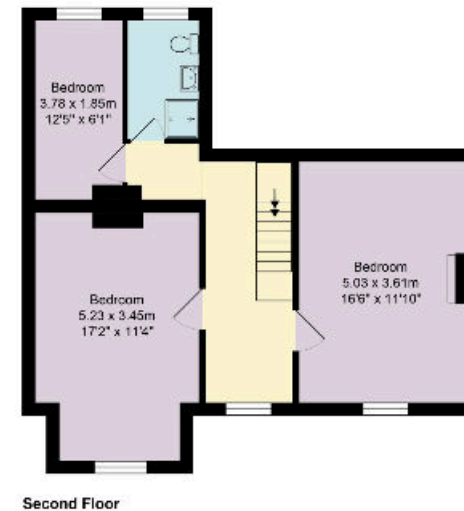
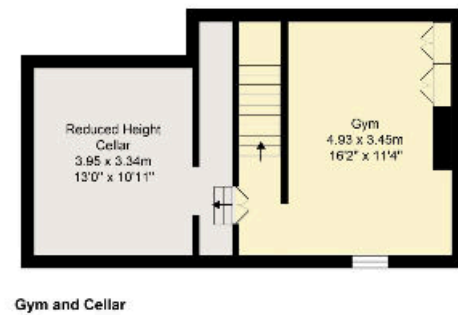
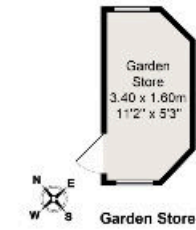
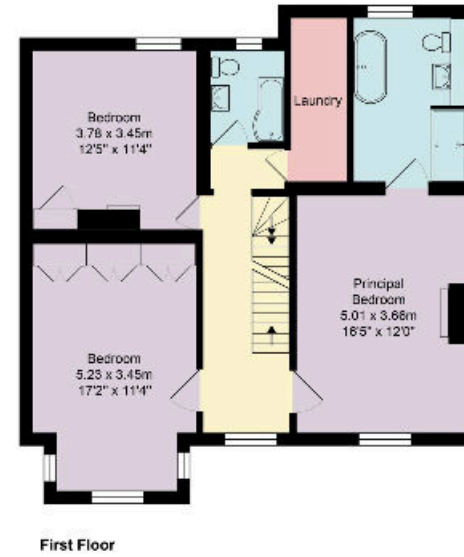




Victorian features
with modern
extension offer
spacious living over
three floors.



Approximate Gross Internal Floor Area
House and cellar 287 sq m / 3097 sq ft
Garden store and garage 38 sq m / 409 sq ft





Garden and Grounds

The property is approached by a paved pathway which has steps leading to a porch entrance. To the side of the paved pathway there are two separate lawn areas with mature flower borders with inset specimen plants, shrubs, bushes and trees; a path to the left hand side of the property provides a useful storage area.

The rear of the property benefits from a large and well-presented walled garden with mature trees and established borders. A paved entertaining area for table and chairs is accessed from the kitchen / dinning area with steps leading down to the main garden area which is laid to lawns either side of a paved pathway leading to a private parking area and double garage / workshop. A log store and potting shed make up two storage areas.

Property Information

Tenure: Freehold

Services: Mains water, electricity and drainage.

Local authority: Shropshire council. Tel: 0345 678 9000

Council Tax: Band D

Agents note

Whilst the driveway is owned by 11 Havelock Road, the neighbouring property (No. 28) has various rights of access. Please ask the agent for further information.

Directions (Postcode SY3 7ND)

Follow Belle Vue Road south, away from the town centre. Towards the middle of Belle Vue Road and, before passing over the railway bridge, take the fifth turning on the left hand side and turn into Havelock Road, number 11 is on the left hand side with on street parking and parking to the rear.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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