



Zaza Johnson & Bath
Estate Agents

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3 Rocke Street, Belle Vue, Shrewsbury, Shropshire, SY3 7PY

£250,000

Enjoying a popular location convenient for the town centre, this 2 bedroom mid terrace cottage provides attractive accommodation including: Hall, Sitting Room, Living Room, Kitchen. Upstairs Are 2 Double Bedrooms And Impressive Bathroom With Travertine Tiling. Useful Boarded Roof Space. The Property Is Warmed By GCH And Also Offers An Attractive Courtyard And An Additional Enclosed Garden. Viewing Recommended.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed entrance door with fan light over.

Entrance Hall

Radiator, staircase leads to First Floor Landing.

Sitting Room 10' 5" x 10' 0" (3.17m x 3.05m)

Radiator, double glazed window with open front aspect, arched fireplace recess, wall lights.

Living Room 14' 0" x 12' 8" (4.26m x 3.86m)

Ornate cast iron fire surround with decorative tiled inlay and hearth, double glazed window to the rear, large, useful built in under stairs storage cupboard.

Kitchen 11' 7" x 7' 10" (3.53m x 2.39m)

Attractively fitted with range of units with wood effect laminate work tops, inset 1 1/2 bowl sink unit, space for appliances, double glazed windows to side and rear, double glazed door to courtyard, tiled flooring.

First Floor Landing

Built in storage cupboard, access via loft ladder to boarded roof space with skylight.

Bedroom 1 14' 0" x 10' 2" (4.26m x 3.10m)

Radiator, double glazed window with open front aspect, range of fitted wardrobes and shelving.

Bedroom 2 10' 6" x 9' 2" (3.20m x 2.79m)

Double radiator, double glazed window to the rear.

Bathroom

Beautifully refitted with 3 piece suite including bath with wall mounted shower unit over, wash basin set to pine stand with cupboard beneath, WC, travertine tiling to walls and flooring, cupboard housing Worcester gas combination central heating boiler, heated towel rail, double glazed rear window.

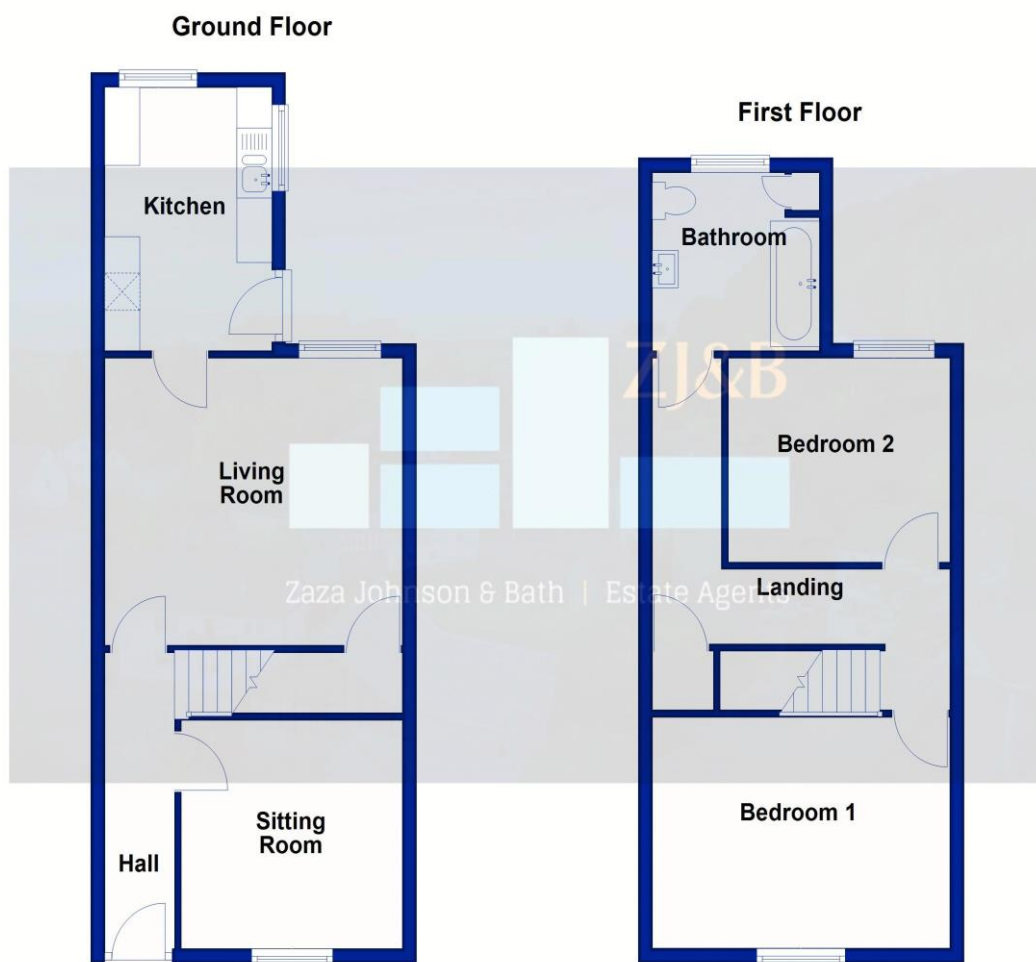
Rear Garden

Approached onto an attractive walled courtyard with external lighting point, gate onto resident's pathway providing access to Scott Street for bins etc. Beyond the pathway is an enclosed garden which is mainly gravelled with play house and enclosed by fencing.

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



FLOOR PLANS FOR GUIDANCE ONLY



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage