



Zaza Johnson & Bath
Estate Agents

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6 Montague Walk, Belle Vue, Shrewsbury, Shropshire, SY3 8GG

£293,995

This spacious, modern 3 bedroom semi detached house is well located for the hospital and well renowned schools. The accommodation is very well presented and offers: Hall, WC, generous Living Room, Conservatory with under floor heating, Kitchen/Breakfast Room. Upstairs, are 2 double Bedrooms both having built in wardrobes, a single Bedroom and Bathroom. Parking and Garage to the rear. GCH, DG. Enclosed rear Garden. Open aspect to the front overlooking landscaped communal gardens.



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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

Pitched roof Entrance Storm Porch, entrance door.

Entrance Hall

Wood style LVT flooring, radiator, staircase leads to First Floor Landing.

Cloakroom/WC

Fitted with 2 piece suite including corner wash basin, WC, radiator, LVT flooring, extractor, double glazed window to the front.

Living Room 17' 3" x 14' 5" max (5.25m x 4.39m)

Double radiator, double glazed window overlooking rear garden, large walk-in under stairs storage cupboard.

Conservatory 12' 0" x 9' 8" (3.65m x 2.94m)

Victorian style Conservatory with LVT flooring and under floor heating, double glazed windows and French doors lead onto rear garden.

Kitchen/Breakfast Room 10' 0" x 9' 10" (3.05m x 2.99m)

The Kitchen is fitted with an excellent range of cream fronted units with wood effect laminated worktops with inset 1 1/2 bowl sink. Integrated fridge/freezer, electric oven, 4 ring gas hob with filter hood over and steel splash back. Cupboard housing gas central heating boiler, radiator, double glazed window to the front enjoying landscaped communal grounds to the front.

First Floor Landing

Access to loft, built-in airing cupboard housing hot water cylinder.

Bedroom 1 11' 1" x 9' 9" (3.38m x 2.97m)

Radiator, built-in double wardrobe, double glazed window to the rear.

En-suite Shower Room

Fitted with 3 piece white suite including fully tiled shower cubicle, wash basin and WC, half tiled to further wall, radiator, extractor.

Bedroom 2 9' 9" x 9' 0" (2.97m x 2.74m)

Radiator, built-in double wardrobe, double glazed window enjoys attractive open aspect to the front.

Bedroom 3 7' 2" x 6' 9" (2.18m x 2.06m)

Radiator, double glazed window overlooking rear garden.

Bathroom

Fitted with white 3 piece suite including bath with fully tiled walls around, mix tap and shower fitting, wash basin and WC, half tiled to further wall, radiator, extractor, double glazed window to the front.

Outside - Front

Wide paved pathway to the entrance door. The front garden is laid to lawn with hedging and railings.

Rear Garden

Approached onto a paved patio, lawn and timber shed beyond, enclosed by high level, close boarded timber fencing. Gated access to the rear.

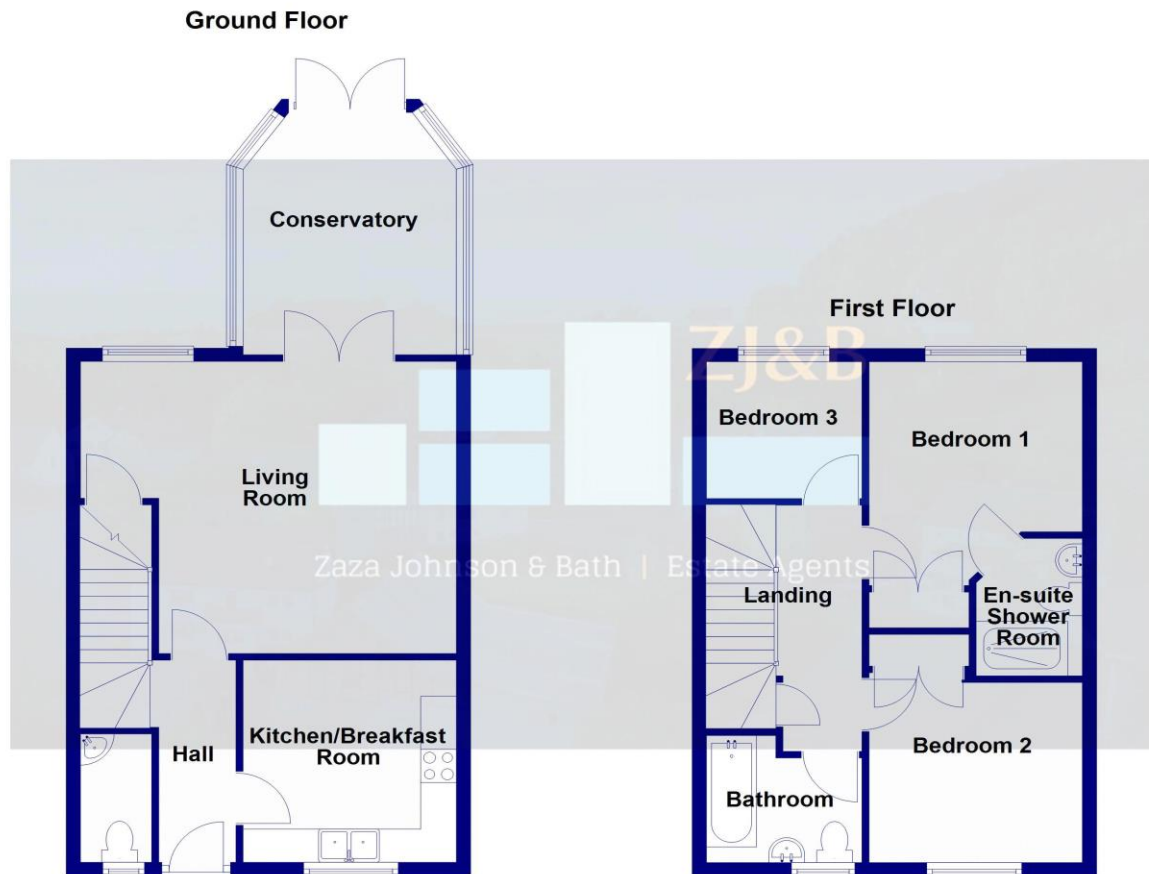
Garage

To the rear of property is a brick built garage.

Council Tax Band C

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**



6 Montague Walk, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

6 Montague Walk SHREWSBURY SY3 8GG	Energy rating C	Valid until:	1 July 2032
		Certificate number:	0030-2290-5461-2272-3515

Property type Semi-detached house

Total floor area 80 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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