



## **31 Montague Place, Belle Vue, Shrewsbury, Shropshire, SY3 7NF**

**£250,000**

An appealing 2 bedroom semi detached cottage, located in the very popular area of Belle Vue and within easy walking distance of Shrewsbury town centre. The beautiful accommodation provides: Dining Room with open fireplace, Living Room with multi-fuel stove, attractive Kitchen, Utility/Store, 2 double Bedrooms, 4-piece Bathroom, useful Loft, GCH. Appealing, well presented rear Garden with Summer House.  
Early Viewing Highly Recommended.



## 31 Montague Place, Belle Vue, Shrewsbury, Shropshire, SY3 7NF

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

Entrance door with window above.

### Dining Room 12' 0" x 11' 5" (3.65m x 3.48m)

Open fireplace with slate hearth, radiator, sash window to the front.

### Living Room 11' 4" x 9' 2" (3.45m x 2.79m)

Fireplace recess with cast iron glass fronted multi-fuel stove set to slate heath, period storage cupboards to one side, radiator, sash window overlooking rear garden, door to Kitchen, staircase leads to First Floor Landing.

### Cloaks Cupboard

Quarry tile flooring.

### Kitchen 7' 11" x 6' 9" (2.41m x 2.06m)

Attractively fitted with white gloss fronted units to 2 wall areas, laminated work tops, inset sink unit, splash backs, integrated electric double oven, 4 ring gas hob, slim line dishwasher, tiled flooring, double glazed side window, glazed door to rear garden.

### First Floor Landing

### Bedroom 1 12' 0" x 11' 5" (3.65m x 3.48m)

Radiator, range of fitted wardrobes to one wall with sliding doors, sash window to the front, folding loft ladder provides access to Loft Space.

### Bedroom 2 11' 5" x 8' 10" (3.48m x 2.69m)

Radiator, sash window overlooking rear garden, cupboard housing Worcester gas fired combination central heating boiler.

### Bathroom 7' 9" x 6' 6" (2.36m x 1.98m)

Fitted with contemporary 4 piece suite including bath, corner shower cubicle, wash basin, WC, fully tiled walls and flooring, double glazed window to the rear.

### Useful Loft Space 11' 5" x 11' 0" (3.48m x 3.35m)

Double glazed skylight, under eaves store cupboards.

### Outside

Pathway shared with number 30 and gate leading through to rear garden. Approached onto a patio with brick built adjoining Store/Utility with plumbing for washing machine, work surface and shelving. Delightful garden extends beyond the patio, lawn with central paved patio, slate bed to one side with ferns and shrubs. To the rear of the garden is a timber framed summer house with covered log store and storage area. The garden is enclosed by timber fencing and enjoy the benefit of being south facing.

### Council Tax Band A

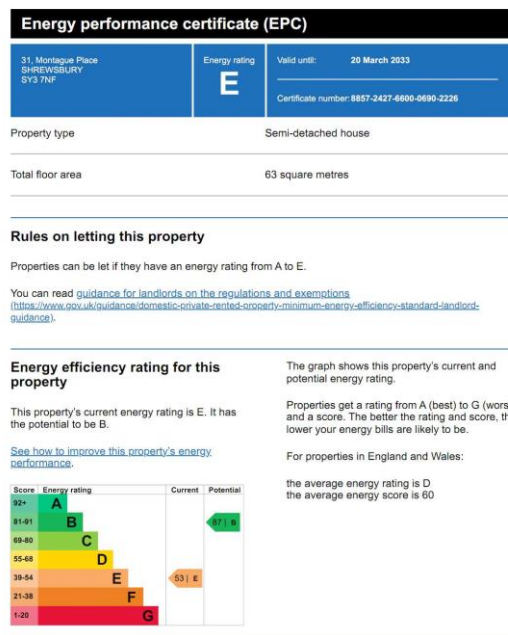
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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



31 Montague Place, Shrewsbury

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**