



22 Trinity Street, Belle Vue, Shrewsbury, SY3 7PF

3 bedroom mid terrace house—£300,000 Freehold

22 Trinity Street, Belle Vue, Shrewsbury, SY3 7PF

Coopergreenpooks.co.uk

£300,000 Freehold—3 bedroom terraced house

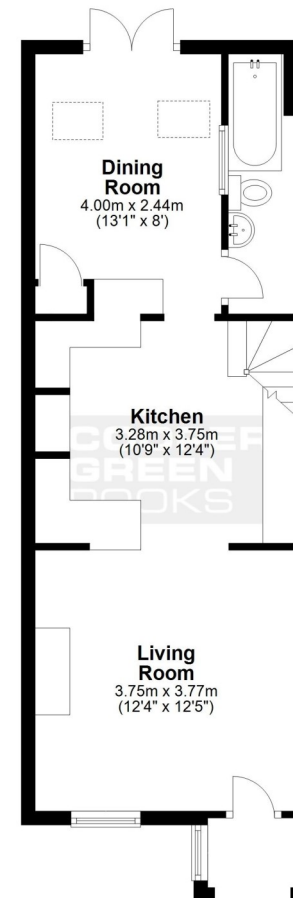
sales@cgpooks.co.uk

This attractive 3 story Victorian property has recently been extensively improved to a high standard, whilst been located on a popular street with a lovely rear garden in the sought after Belle Vue area of town.

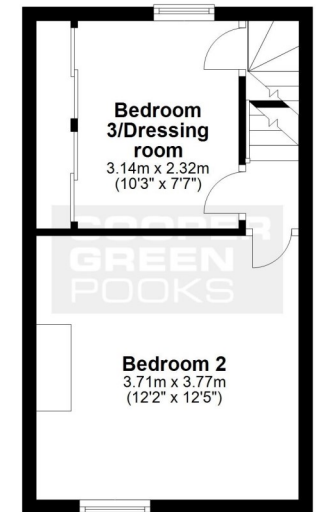
KEY FEATURES

- Light and well presented interior, with lots of individual features such as original quarry tiled flooring and exposed brickwork.
- Entrance porch to newly extended and semi open plan living space.
- Living area with window to front, feature chimney breast with slate hearth and wood burner.
- Stylish re-fitted kitchen with an extensive range of units and storage, as well as oak work surfaces and breakfast bar.
- Dining room with vaulted ceiling and Velux electric sensor sky lights, glazed double doors and slated tiled flooring which continues out onto a superb sun terrace with pergola.
- Well fitted ground floor bathroom with shower bath.
- Enclosed staircase from kitchen to first floor landing, where there are 2 bedrooms, the second of which is currently fitted with storage/ wardrobes to one wall and used as a dressing room/nursery.
- From second bedroom/dressing room there is a door to an enclosed staircase which leads to a further double bedroom on the second floor, with built in storage cupboards and a window providing nice views to the rear.
- Attractively landscaped and south west facing rear garden which is neatly laid to lawn with established borders, and slate paved terrace. There is also a timber summer house and additional garden store to the rear, as well as lighting and irrigation.
- Fantastic location on a pretty street just a few minutes walk from the outstanding Coleham primary school, as well as all the surrounding independent shops and cafes, along with some great pubs.
- The town centre and beautiful Quarry park are also just a 10 minute walk from the property via the Greyfriars footbridge.
- Please note, Planning Permission has been obtained for new windows to the front of the property, which are currently on order. The property was re-roofed in 2020.

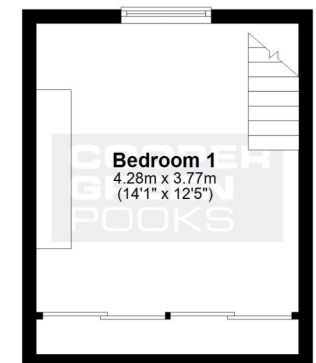
Ground Floor
Approx. 38.2 sq. metres (410.8 sq. feet)



First Floor
Approx. 26.0 sq. metres (280.1 sq. feet)



Second Floor
Approx. 18.0 sq. metres (193.6 sq. feet)



Total area: approx. 82.2 sq. metres (884.5 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.









22 Trinity Street, Belle Vue, Shrewsbury, SY3 7PF

£300,000 Freehold—3 bedroom terraced house

sales@cgpooks.co.uk



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band D
Services	All mains services are connected

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



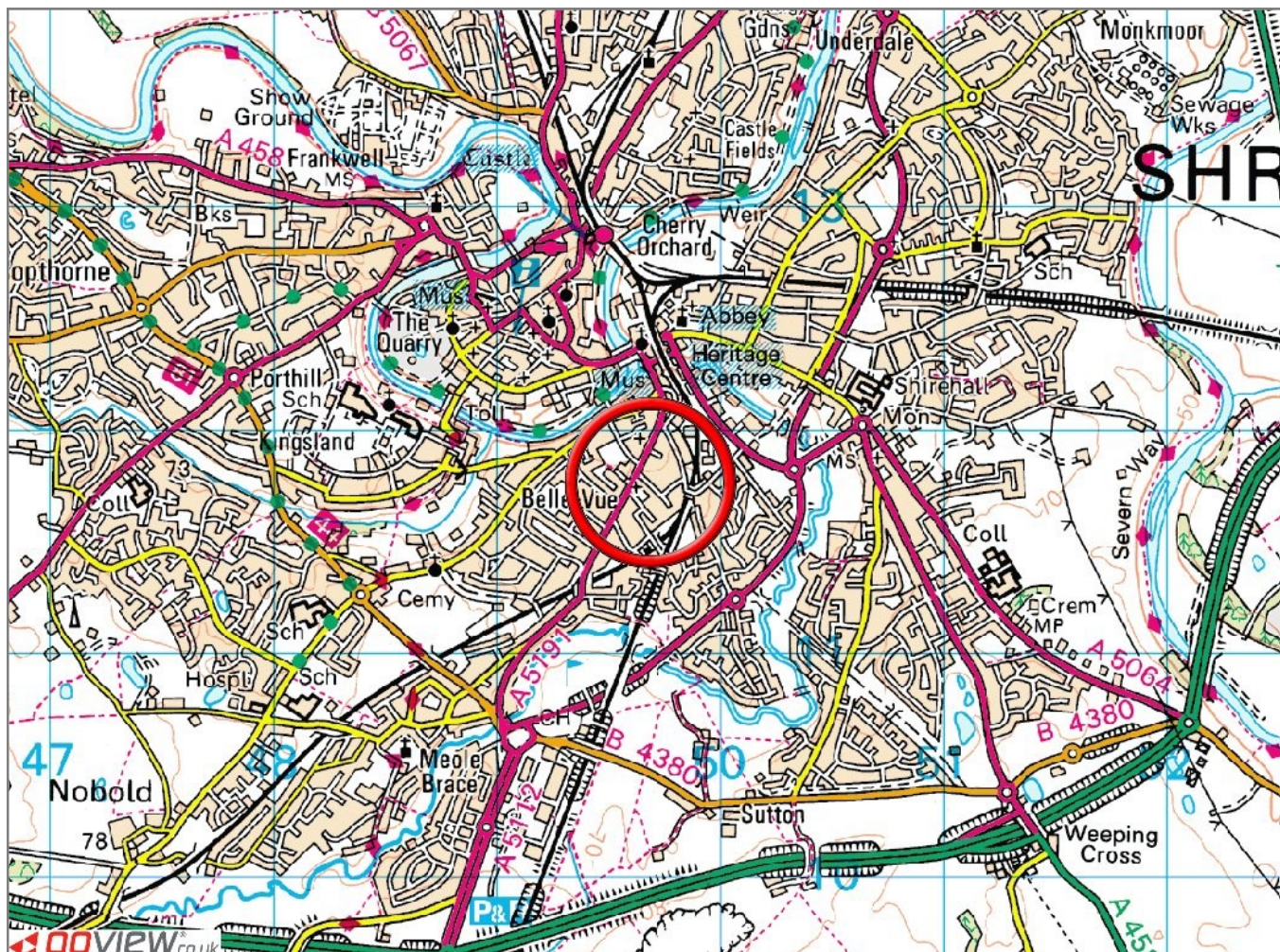
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

22 Trinity Street, Belle Vue, Shrewsbury, SY3 7PF

Coopergreenpooks.co.uk

£300,000 Freehold—3 bedroom terraced house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.