



36 Belle Vue Gardens, Belle Vue, Shrewsbury, SY3 7JH

3 bedroom terraced house — £385,000 Freehold

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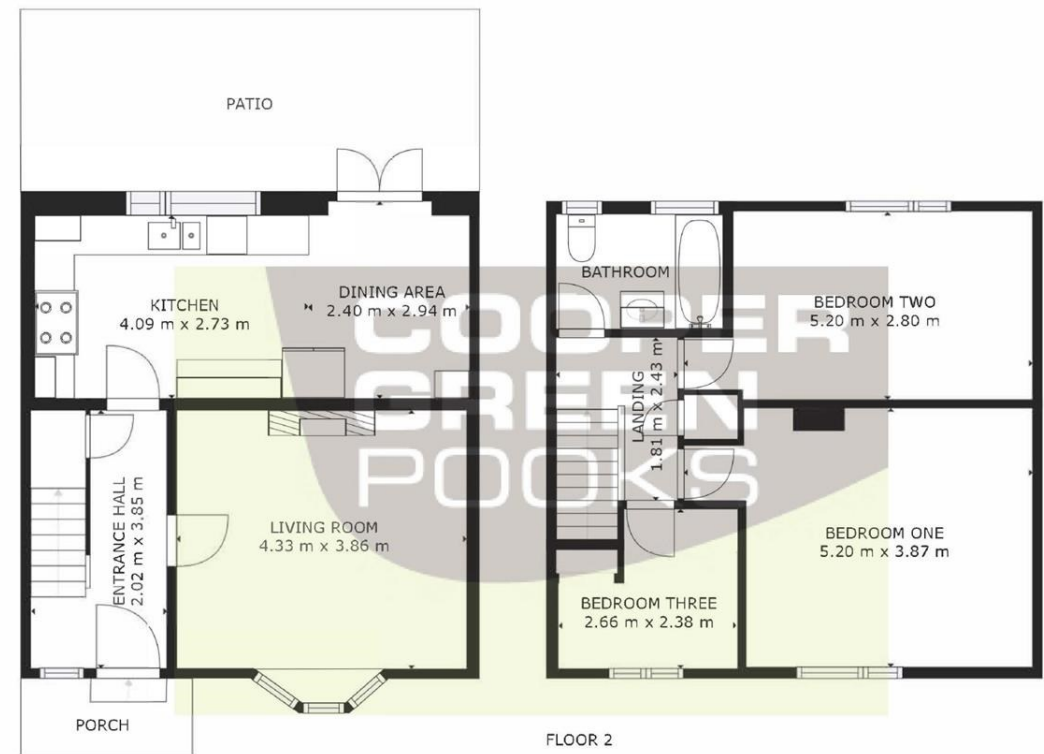
sales@cgpooks.co.uk

This immaculately presented 3-bedroom property is located in a fantastic position within the highly sought after Belle Vue area of town, just a few minutes' walk from Coleham and its outstanding primary school. The property also has the benefit of a private driveway and a superb southwest facing rear garden.

KEY FEATURES

- Covered entrance area and oak and glazed panelled door to hall with built in storage.
- Living room with wood effect flooring, feature fireplace and window to front.
- Open plan kitchen/dining room which again has wood effect flooring, window and glazed double doors that open onto the rear sun terrace and garden.
- Attractive range of fitted units to kitchen area, along with a range cooker.
- Staircase from hall to landing where there is built in storage and access to 3 bedrooms and a well fitted family bathroom.
- Double glazed windows and gas fired central heating.
- Very well maintained and stylish interior, with wood effect flooring throughout the ground floor
- Block paved private driveway to front, which provides parking for about 2 cars.
- Secure covered side access to the private rear garden which is landscaped to lawn with established borders and a large Indian stone paves sun terrace.
- Really good location on a very popular street within the sought after Belle Vue area. A short walk from local park, the outstanding Coleham Primary School and its excellent selection of amenities, including House Café, butchers, riverside pub/restaurant and many other independent businesses. The town centre is also just a few minutes' walk further, via the Greyfriars footbridge.
- This property is being sold with no onward chain.

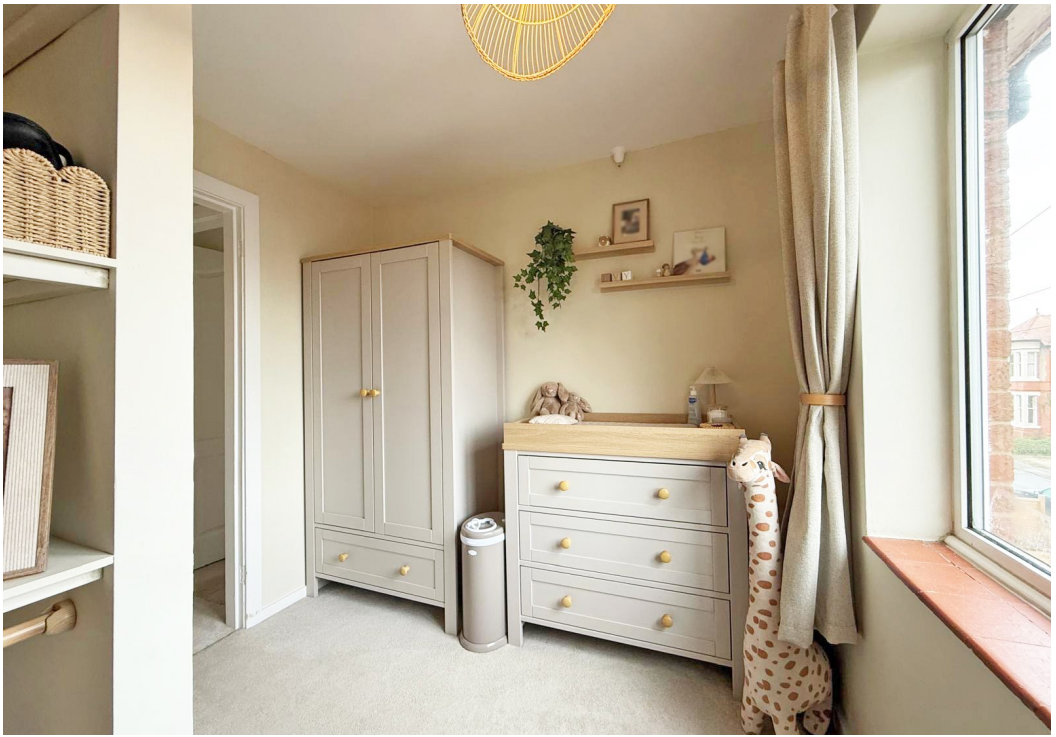
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GROSS INTERNAL AREA
FLOOR 1: 45 m², FLOOR 2: 48 m²
TOTAL: 93 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







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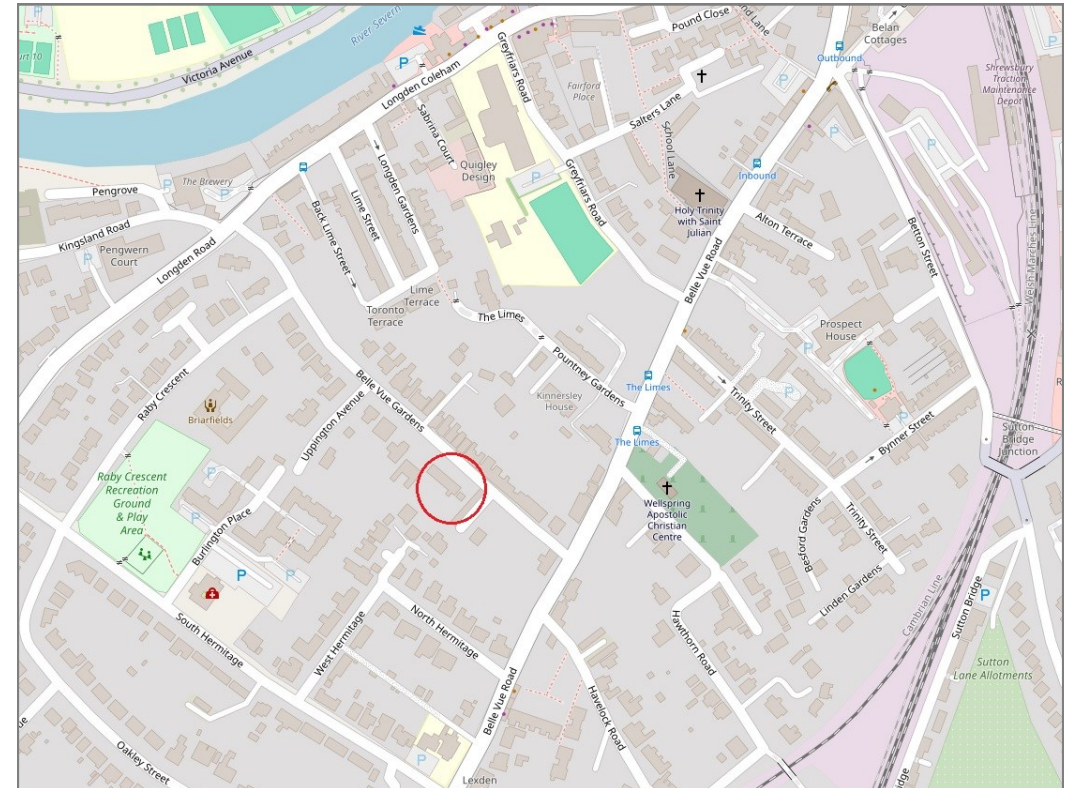
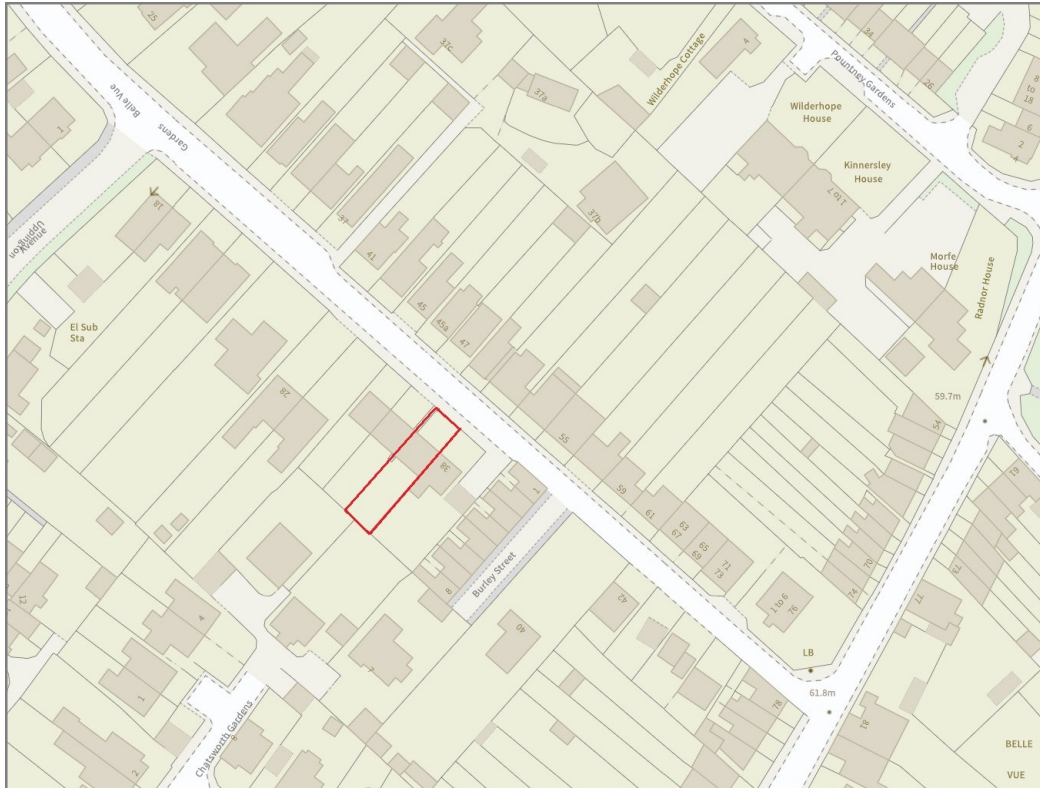
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BOUNDARIES NOT CONFIRMED

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

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

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

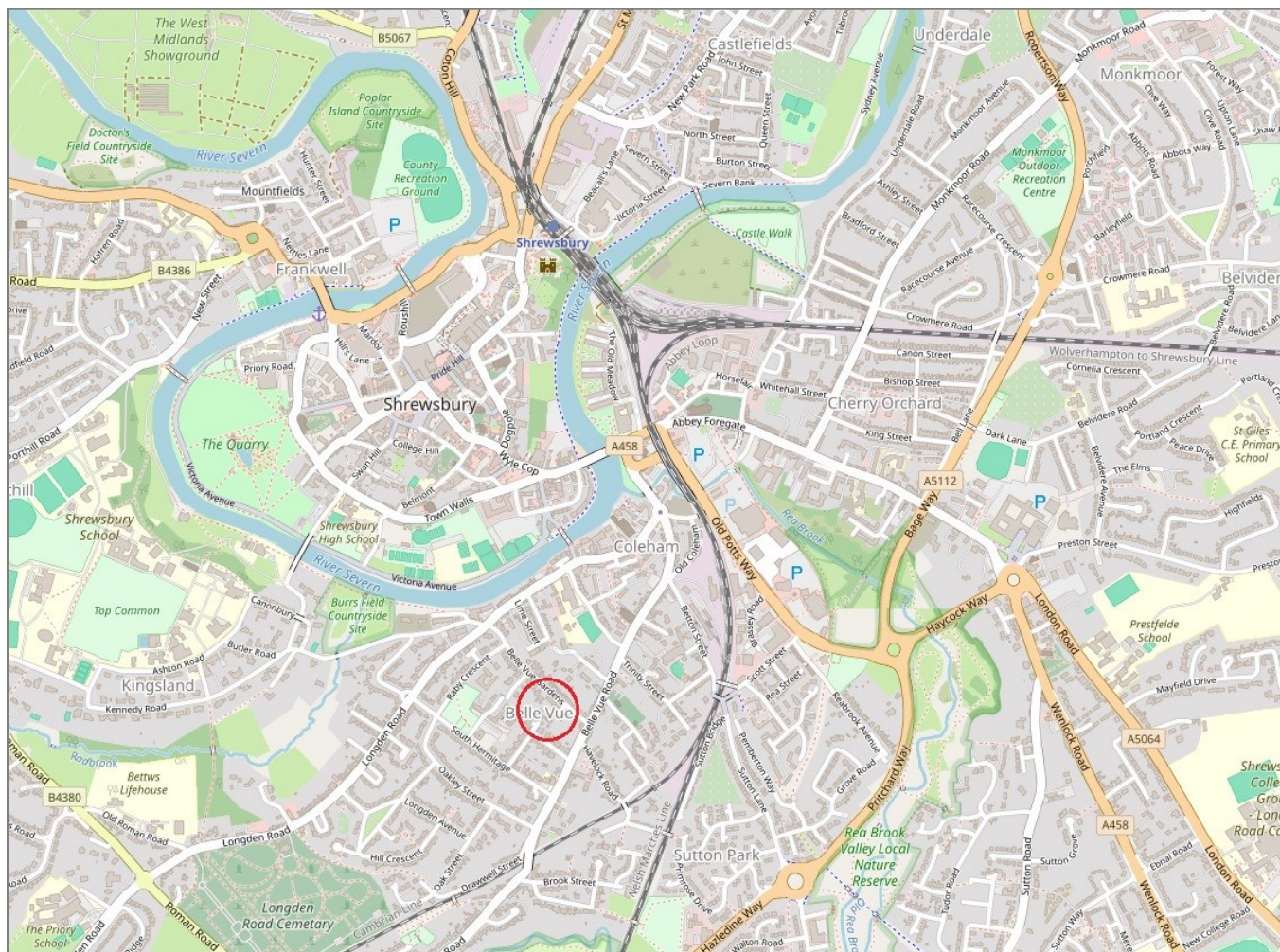
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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