

**34 Sutton Bridge, Belle Vue, Shrewsbury SY3 7RT**

3 bedroom end terrace house—£300,000 Freehold



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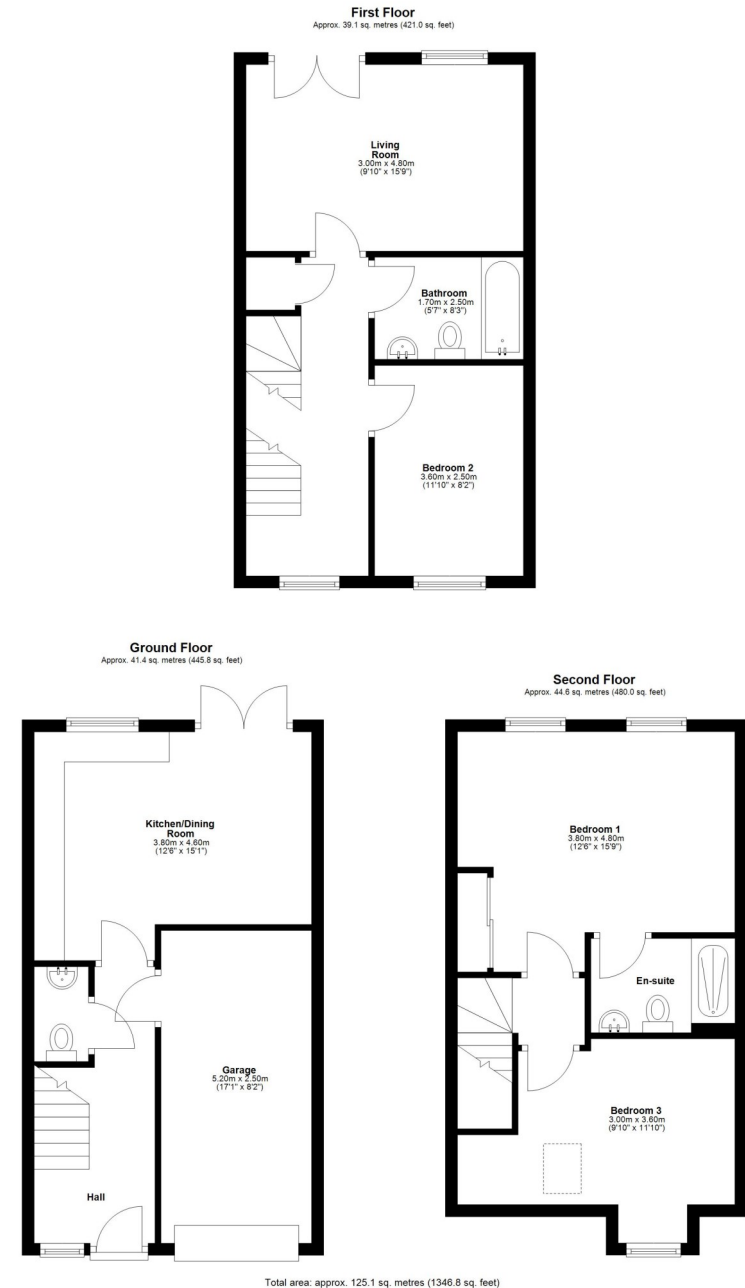
£300,000 Freehold—3 bedroom end terrace house

sales@cgpooks.co.uk

Occupying a fantastic position with a lovely outlook, walking distance from the Quarry Park and town centre, this thoughtfully designed end terrace property offers well-proportioned and versatile accommodation over three floors, while benefitting from a landscaped rear garden, private parking and integral garage.

### KEY FEATURES

- Good sized entrance hall with cloakroom and turning staircase to a light and spacious landing
- Open plan kitchen/dining room with integrated oven and hob, space for appliances, and glazed double doors onto the garden
- First floor living room with feature Juliette balcony offering views to the rear
- There is also a double bedroom and family bathroom on the first floor
- A staircase leads to the second floor where there is a fantastic master bedroom with built in wardrobes, en-suite shower room and views over the allotments, as well as a further bedroom with views to front
- uPVC double glazed windows and gas fired central heating
- Attractively landscaped rear garden, tiered to comprise a large paved sun terrace and raised lawn with planted borders
- Private allocated parking and an integral single garage, which can also be accessed via the entrance hall
- A great location, tucked away within a cul-de-sac adjoining allotments, just a short walk from Coleham, its excellent primary school and range of amenities, as well as the Quarry Park and town centre. The property is also within catchment for both Meole Brace and The Priory secondary schools

























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**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>Band C</b>
Services	<b>All mains services are connected</b>

**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.



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