



23 Belle Vue Gardens, Shrewsbury, SY3 7JG

5 bedroom detached house—£850,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

This attractive and substantial Victorian villa has been improved to provide well-proportioned and versatile accommodation over four floors, retaining plenty of character and original features, whilst being quietly and conveniently located within a very sought-after residential area, a short walk from the excellent amenities of Coleham and its outstanding primary school, the town centre, Quarry Park and beautiful riverside walks.

KEY FEATURES

- Light, well-maintained and recently redecorated interior, with many individual features including stripped pine boarded flooring and doors, stained glass windows and original fireplaces
- Entrance vestibule and impressive inner hallway with a lovely feature pine panelled staircase leading to both the first and second floors
- Separate living and family rooms connected by double wooden doors, with both rooms having bay windows, built-in storage cupboards, fireplaces and wood burning stoves
- Open plan kitchen/dining room with a well-fitted range of units, vaulted ceiling and roof light, as well as access to the entrance hall via the dining area
- Utility room with WC and a very practical large cellar providing excellent storage and potential for conversion
- At first floor level are three double bedrooms, a re-fitted family bathroom and updated separate shower room
- On the second floor are two further large double bedrooms with exposed beams and useful eaves storage
- Upgraded boiler and gas fired central heating system
- The property has fibre-to-the-property broadband and is Cat5 cabled throughout with at least two network points in all principal rooms
- Attractively landscaped walled rear garden, laid to lawn with paved seating areas, and separate brick and timber stores
- Block paved driveway providing parking for 3 cars, EV charging point, and adjoining front garden with beautiful magnolia tree and established beds
- A fantastic location on a very popular street, just a few minutes' walk from Belle Vue park and play area, as well as many independent local shops, supermarket, café and pubs. The town centre is also just a 5/10-minute walk from the property via the Greyfriars footbridge, as well as some scenic river walks and the beautiful Quarry Park
- No upward chain



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3 Barker Street

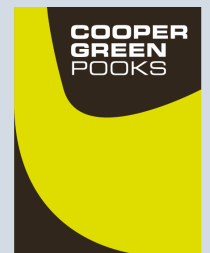
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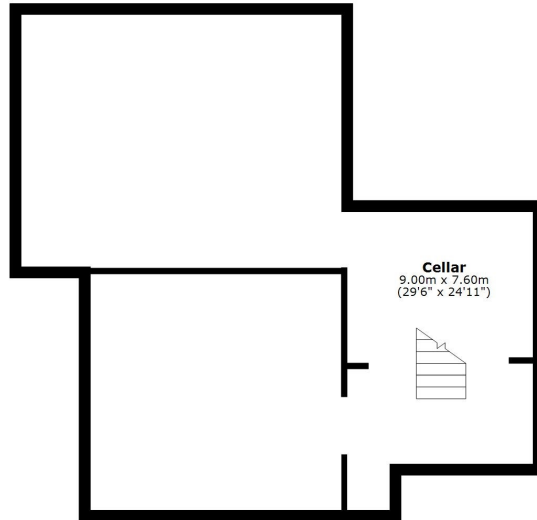
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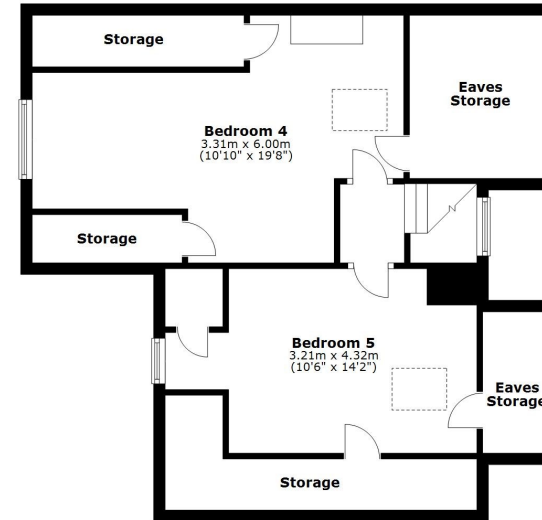
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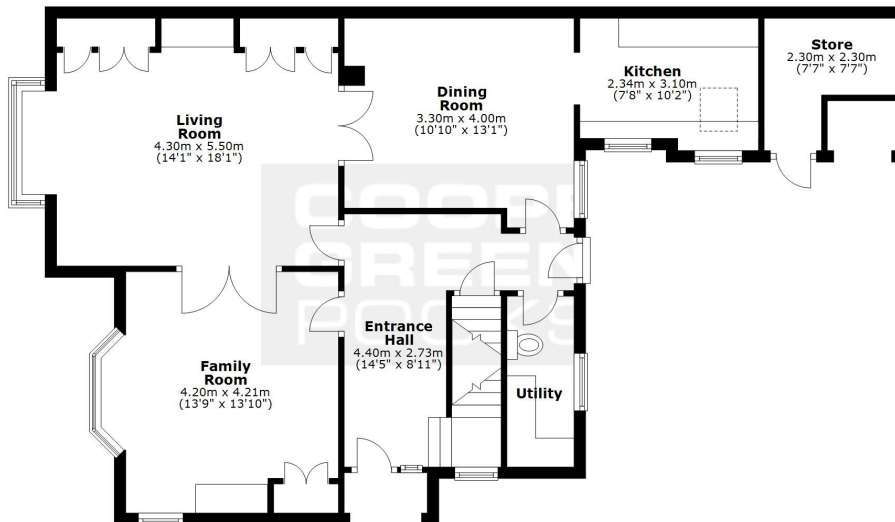
Cellar
Approx. 58.0 sq. metres (624.3 sq. feet)



Second Floor
Approx. 66.0 sq. metres (710.6 sq. feet)



Ground Floor
Approx. 83.3 sq. metres (897.0 sq. feet)



First Floor
Approx. 70.7 sq. metres (761.1 sq. feet)



Total area: approx. 278.1 sq. metres (2993.1 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.















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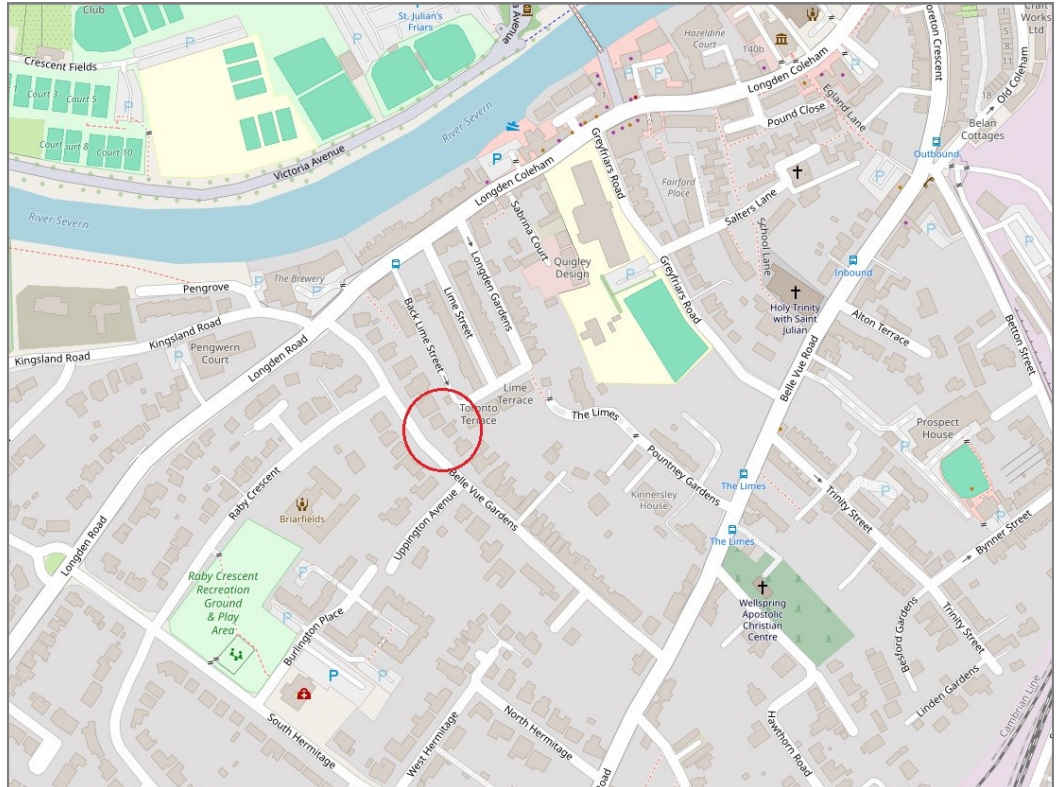
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band E
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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