

**COOPER
GREEN
POOKS**

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POOKS**
FOR SALE
01743 276866

21 Montague Place, Belle Vue, Shrewsbury, SY3 7NF

3 bedroom detached house — £485,000 Freehold

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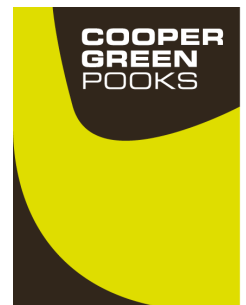
£485,000 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

Tucked away in a quiet and private setting within the popular Belle Vue area of town. This very attractive, renovated and extensively improved detached Victorian house offers spacious and characterful accommodation, along with 2 separate driveways and a detached garage with adjoining home office/studio.

KEY FEATURES

- Completely renovated and carefully restored to a high standard throughout, whilst retaining many features, such as boarded and quarry tiled flooring (with underfloor heating) and original fireplaces.
- Entrance hall with decorative tiled flooring and doors to reception rooms.
- Living room with wood burner, bay window to front and further window to rear.
- Dining room which opens to the kitchen and has an exposed brick chimney breast, as well as part glazed French casement doors to the rear garden.
- Good sized utility room which also provides rear access to the garden and the cloakroom.
- Staircase from hall to landing where there are 3 bedrooms and a re-fitted family bathroom. The sizeable main bedroom also has a re-fitted en-suite shower room and there is access to the loft via a pull-down ladder.
- Replacement double glazed sash windows and gas fired central heating.
- Double gated access either side of the property to 2 separate block paved driveways that offer parking for up to about 4/5 cars.
- Large detached garage with light, power and electrically operated door to front. Adjoining the garage there is also a superb home office/studio that has a double-glazed window and doors opening onto the garden.
- Private southerly facing rear garden, which has been neatly landscaped to lawn with seating areas. There is also a large garden shed with attached log store.
- Lovely setting in a very quiet and sought after area of Belle Vue, just a short walk from the vibrant Coleham area and its outstanding primary school. The town centre is only a few minutes further via the Greyfriars footbridge.



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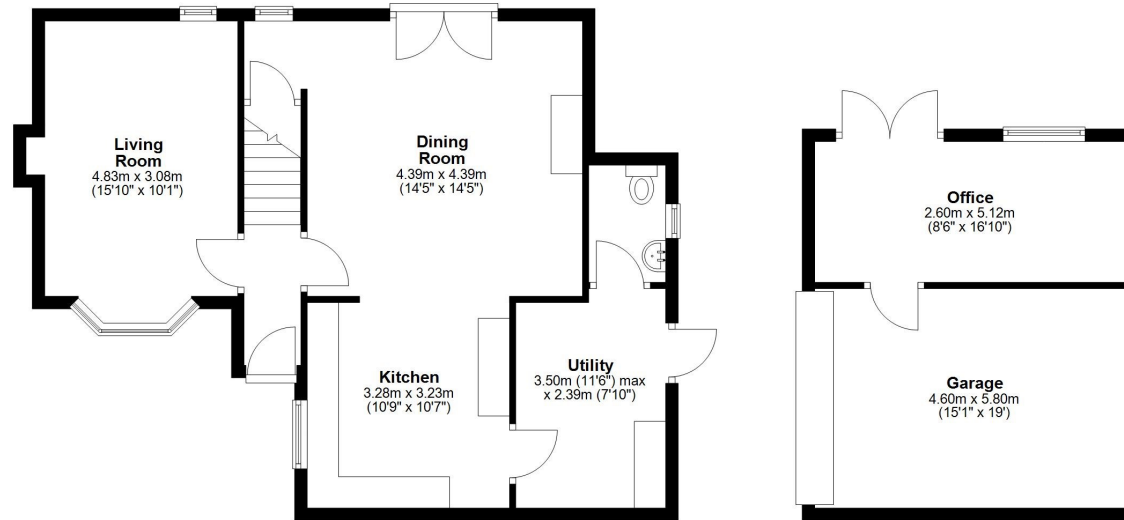
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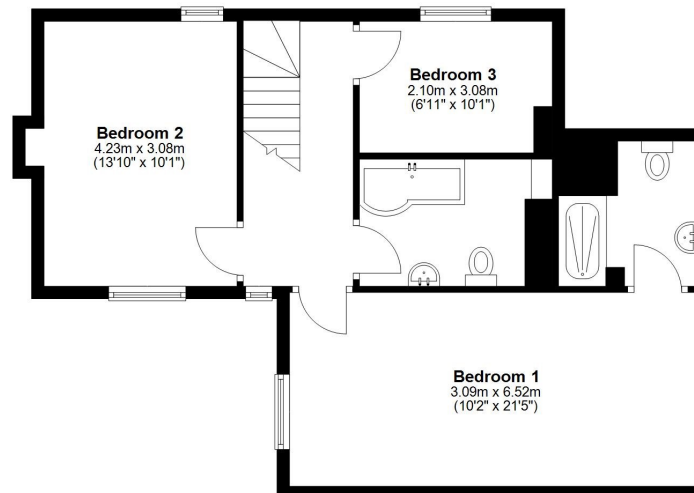
Ground Floor

Approx. 92.0 sq. metres (989.9 sq. feet)



First Floor

Approx. 60.5 sq. metres (651.6 sq. feet)



Total area: approx. 152.5 sq. metres (1641.5 sq. feet)









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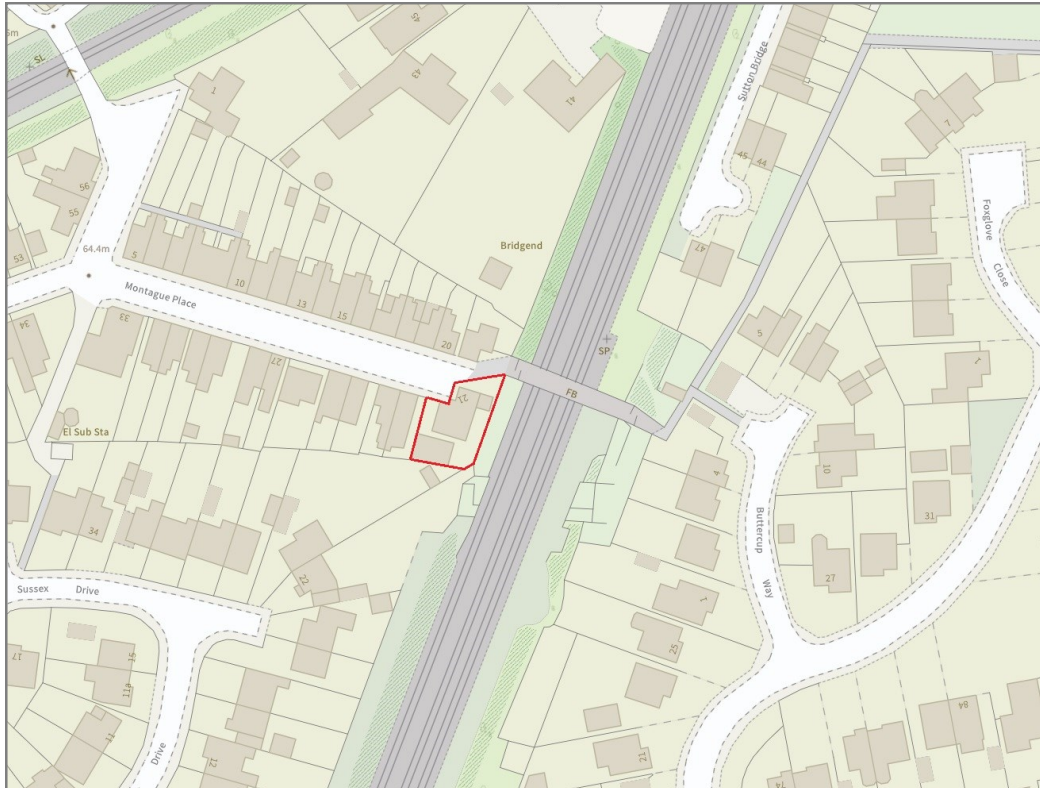
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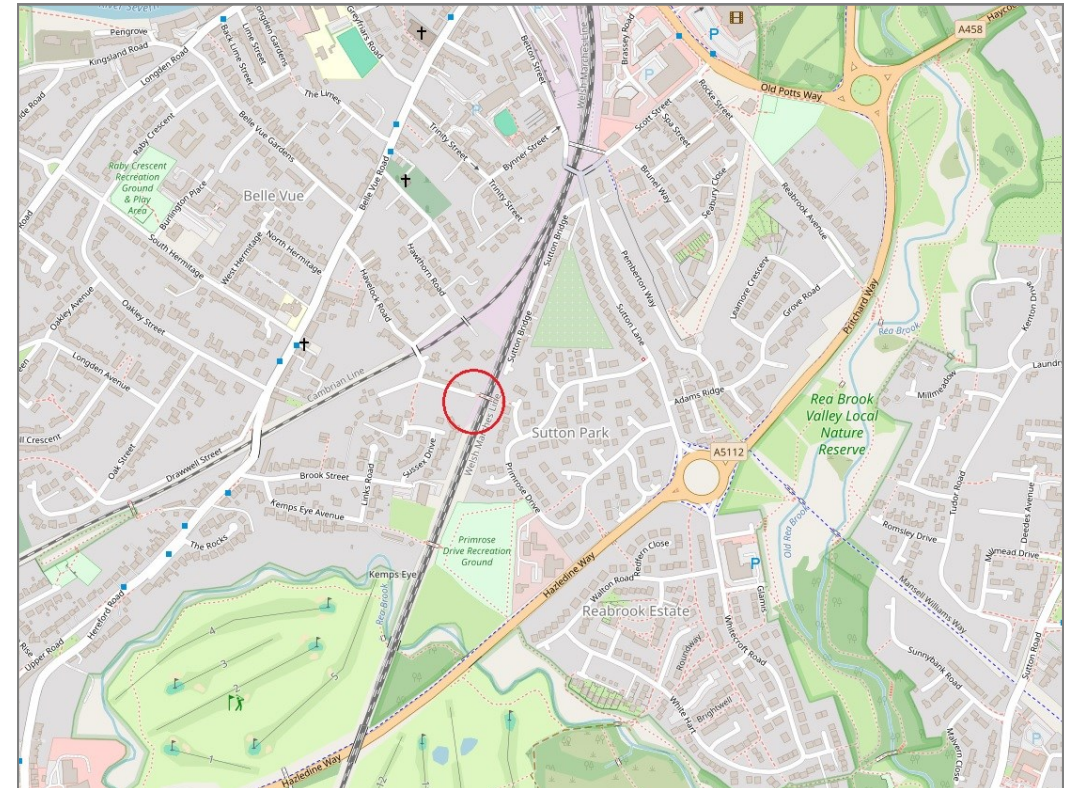
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BOUNDARIES NOT CONFIRMED



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

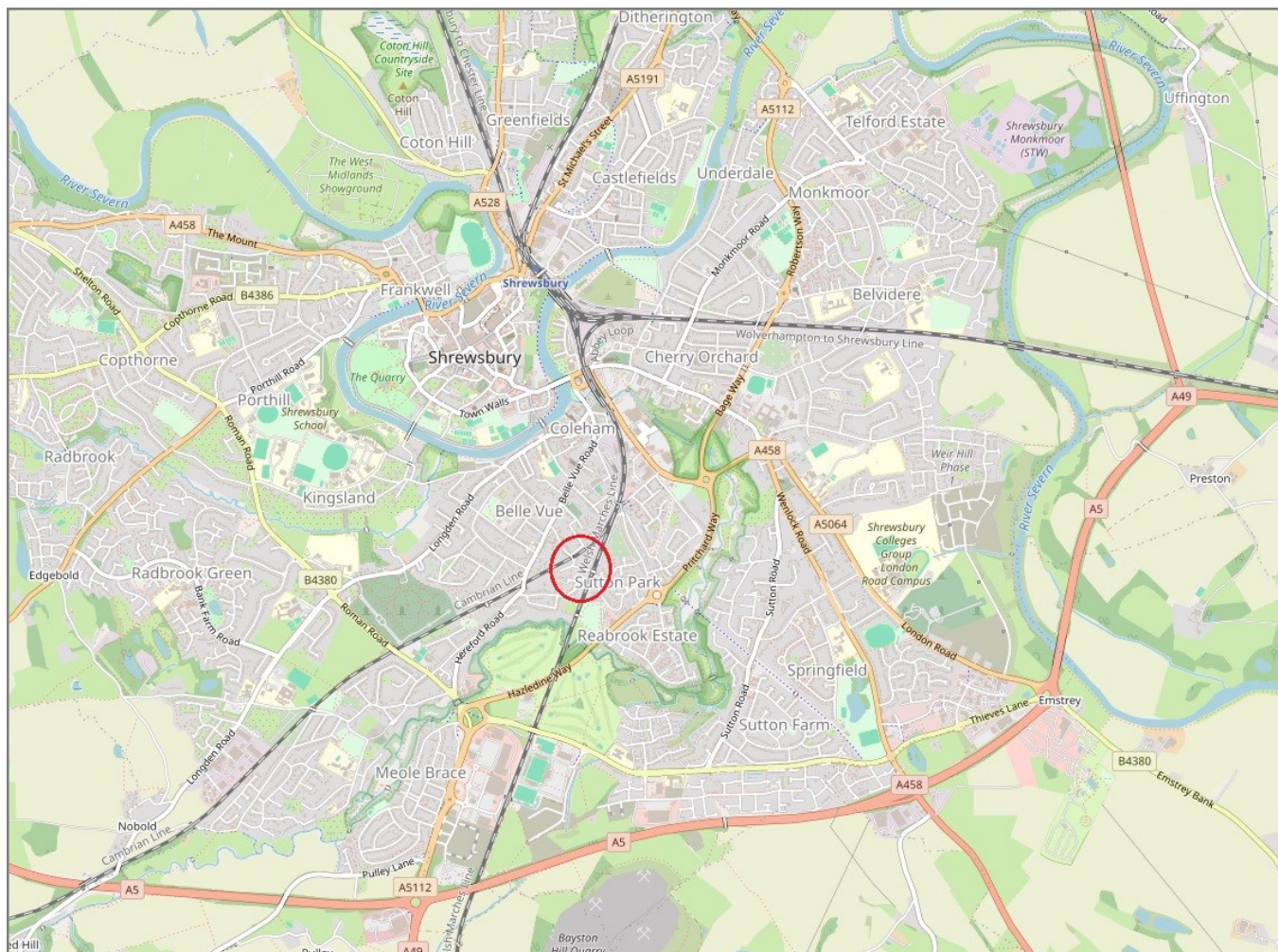
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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