



**24 Belle Vue Gardens, Belle Vue, Shrewsbury, SY3 7JH**

4 bedroom semi-detached house — £785,000 Freehold



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Coopergreenpooks.co.uk

£785,000 Freehold — 4 bedroom semi-detached house

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

**Located in a fantastic position within the sought-after Belle Vue area, just a few minutes' walk from Coleham and the town centre. This beautiful Victorian town house has been significantly improved to provide stylish and characterful accommodation with a large private south facing garden.**

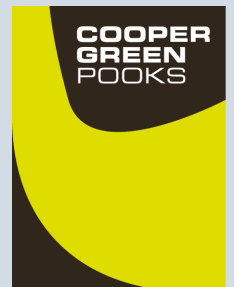
### KEY FEATURES

- Sympathetically restored and extended to a high standard throughout, retaining many of the property's original features, such as stripped boarded flooring, stained glass windows, decorative tiled flooring and fireplaces.
- Entrance hall opening to study area. There is also access to a useful cellar room with window providing natural light.
- Living room with wood burner and original part glazed double doors connecting to family room. There is also a separate dining room which has a large bay window to front.
- Impressive and sizable family room with light lantern and bi-folding doors to the rear sun terrace. There is also exposed original brickwork to one wall, as well as access to kitchen and inner hallway with utility and cloakroom.
- Kitchen/breakfast room which has been re-fitted to a high standard, along with integrated appliances, quartz worksurfaces and breakfast bar.
- Staircase from hall to the spacious first floor landing, where there are 4 bedrooms and a re-fitted shower room. The main bedroom also has a superb en-suite bathroom with free standing bath.
- Recently re-wired and re-plumbed with gas fired central heating.
- Private gravelled driveway to front providing parking.
- Magnificent south facing rear garden which is laid to lawn with established borders and a lovely, paved sun terrace.
- Convenient and very popular location, a short walk from the vibrant Coleham area with its outstanding primary school, café, riverside pub/restaurant and many other independent businesses. The town centre is only a few minutes further via the Greyfriars footbridge.



Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
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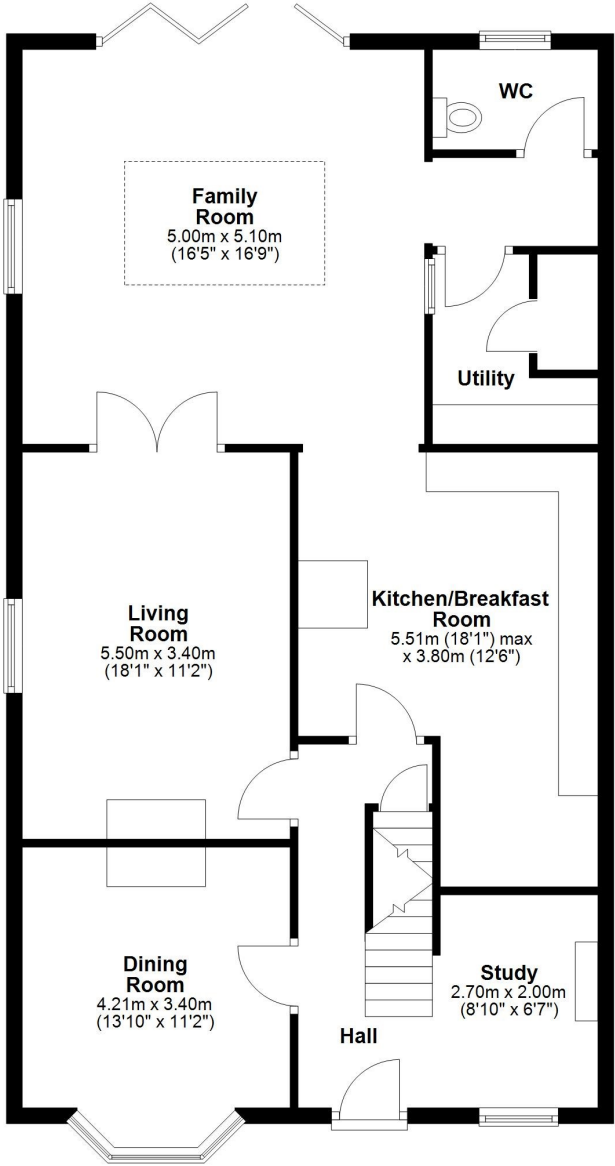
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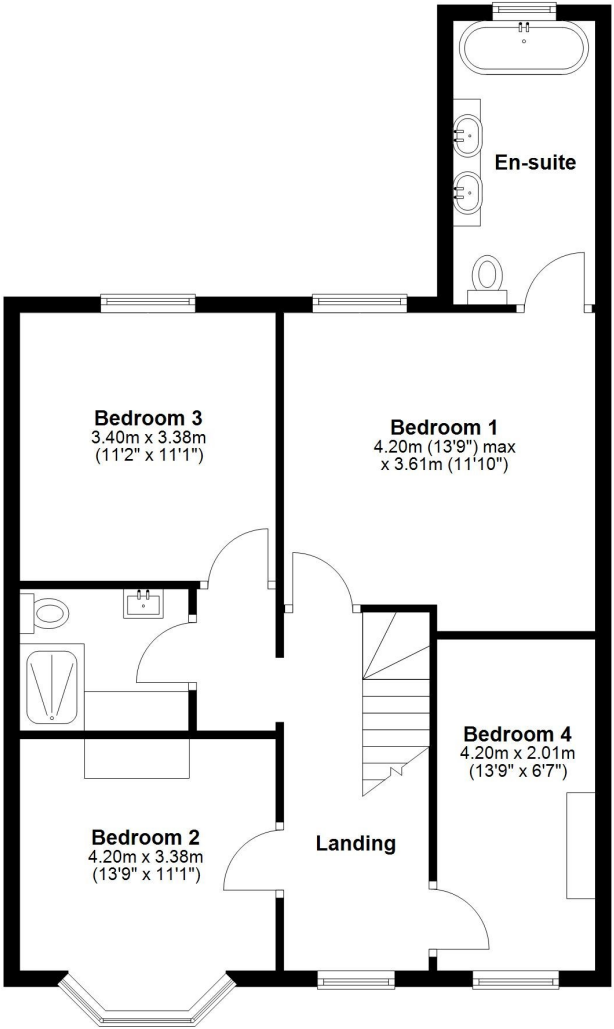
**Ground Floor**

Approx. 98.1 sq. metres (1055.4 sq. feet)



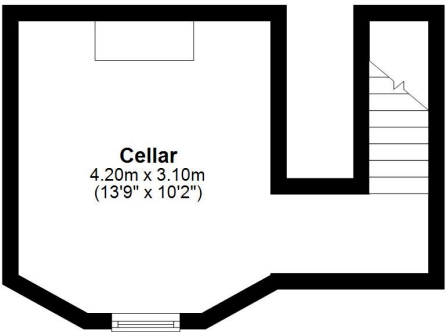
**First Floor**

Approx. 67.8 sq. metres (729.3 sq. feet)



**Cellar**

Approx. 15.1 sq. metres (162.2 sq. feet)



Total area: approx. 180.9 sq. metres (1946.8 sq. feet)



















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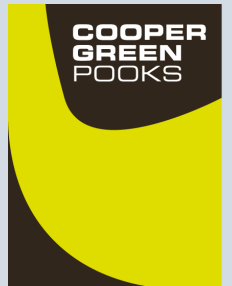
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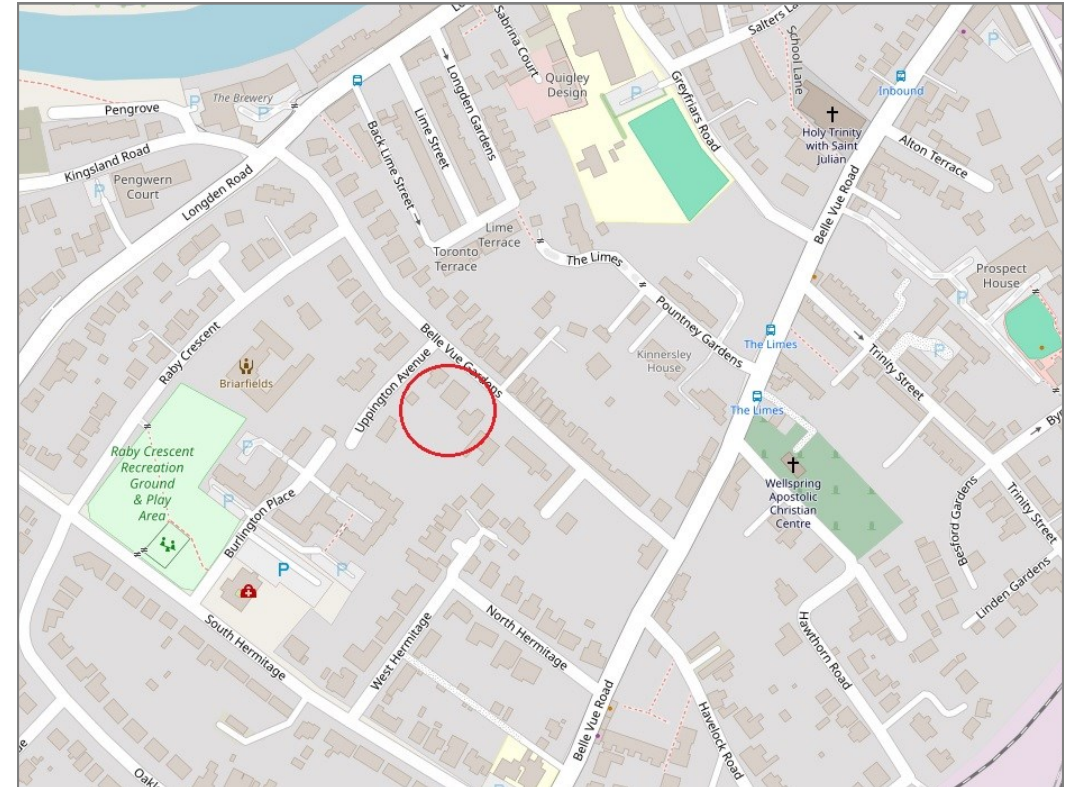
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**BOUNDARIES NOT CONFIRMED**



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

 **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.

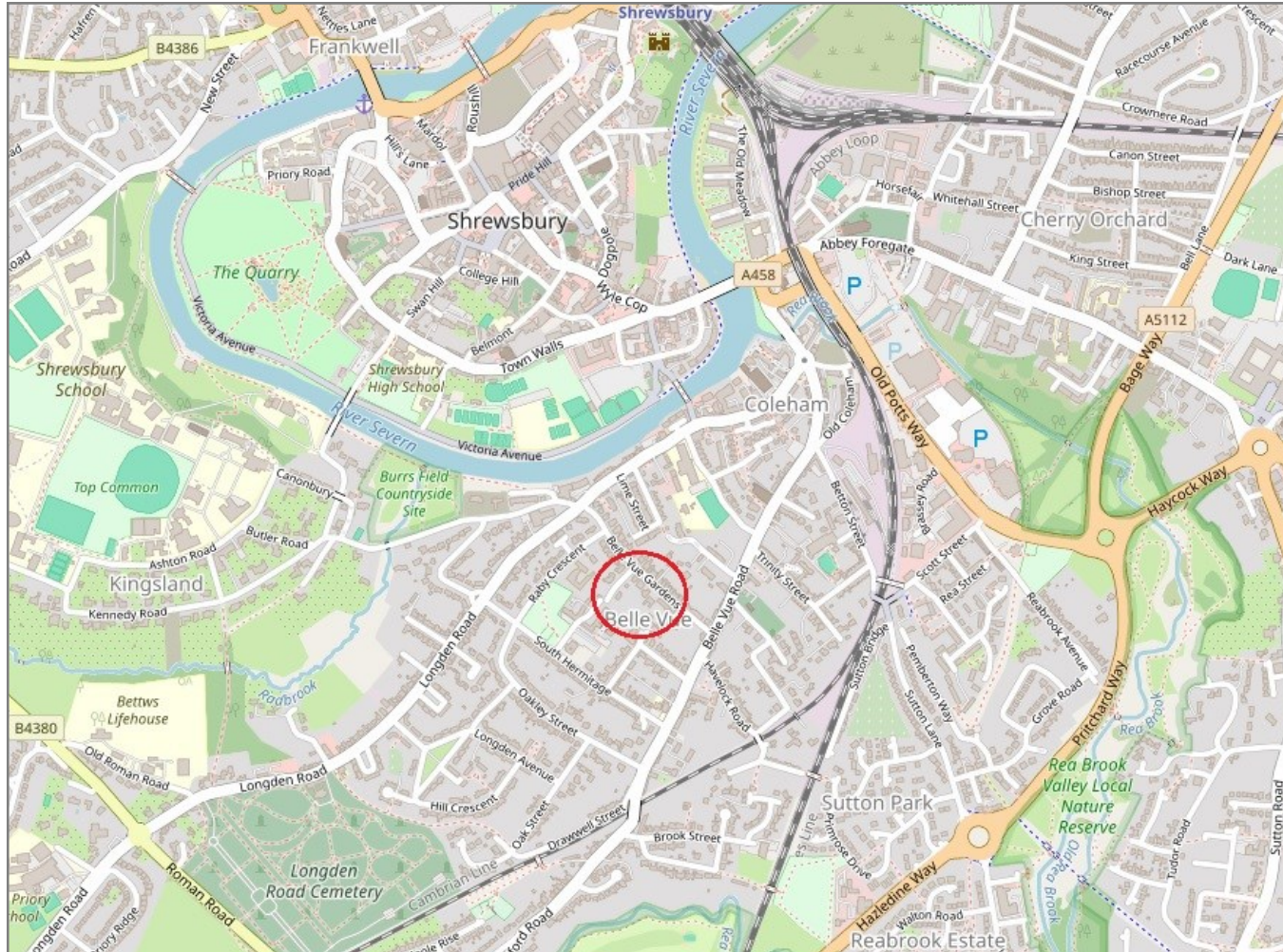


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