

70 Belle Vue Road Shrewsbury SY3 7LU



2 Bedroom House - Terraced
Offers In The Region Of £215,000

The features

- LOVELY ESTABLISHED REAR GARDEN
- CHARMING PERIOD TOWN HOUSE
- SHORT STROLL FROM THE VIBRANT COLEHAM COMMUNITY
- EARLY VIEWING RECOMMENDED.
- MUCH SOUGHT AFTER CONSERVATION AREA
- LOUNGE/DINING ROOM, KITCHEN, 2 BEDROOMS AND BATHROOM
- EASE OF ACCESS TO THE TOWN CENTRE
- EPC TBC



***** CHARMING PERIOD TOWN HOUSE *****

An excellent opportunity to purchase this charming, two bedroom period Town house with a good sized established rear garden.

Occupying an enviable position in this much sought after Conservation area a short stroll from the vibrant Coleham area, riverside walks to the famous Shrewsbury Quarry and the amenities of the Town centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises spacious Lounge /Dining Room, Kitchen, 2 generous Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing and lovely established good sized rear garden.

Early viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of the much sought after area of Belle Vue, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent local primary and senior schools within a short walk along with the vibrant Coleham area which boasts bars, restaurants/cafe's, supermarket and independent stores. The Town Centre is a pleasant stroll away either along the Riverside to the Quarry or along the Wyle Cop - which is now famous for being the longest road boasting independent shops.

LOUNGE/DINING ROOM

Lounge area - with window to the front with plantation shutter blind, chimney breast housing living flame fire, Media point, radiator. Dining Area with window to the rear, recessed ceiling lights, radiator. Wooden effect flooring throughout.

KITCHEN

fitted with range of shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with worksurfaces over and space beneath for dishwasher. Inset 4 ring hob with extractor hood over and oven and grill beneath with wine shelving to either side. Tiled surrounds and range of eye level wall units, window to the side, tiled flooring, radiator.

FIRST FLOOR LANDING

Staircase leads to First Floor Landing off which lead

BEDROOM 1

having window to the front with fitted plantation shutter blind, radiator.

BEDROOM 2

with window to the rear, radiator.

BATHROOM

with suite comprising panelled bath, with shower over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is approached through gate to paved courtyard garden with mature shrub beds and enclosed with brick walling. The Rear Garden is a particular feature of the property, being of a good size and beautifully established with an abundance of flower, shrub and herbaceous beds, specimen trees - a perfect haven for bird life and which provides many shaded seating areas.

GENERAL INFORMATION.

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

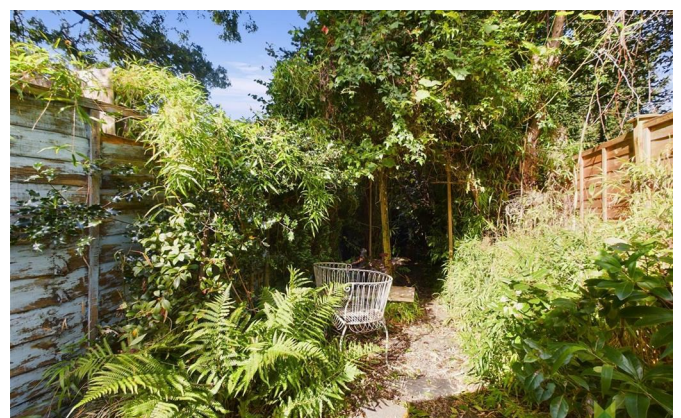
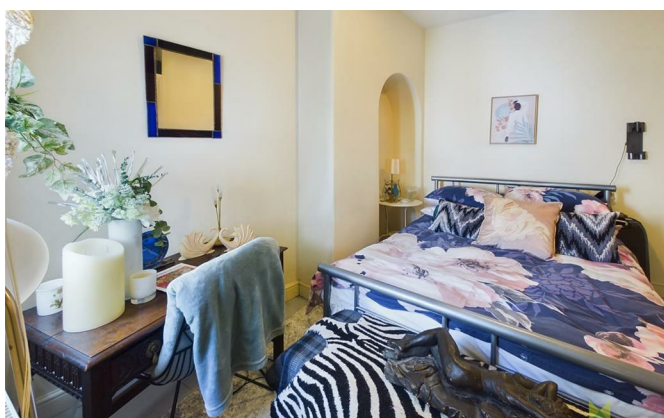
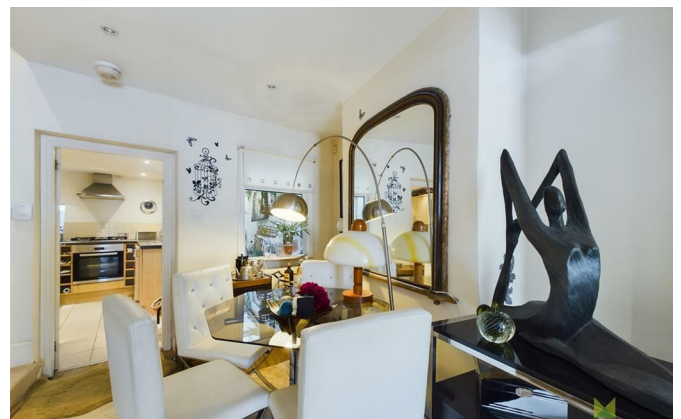
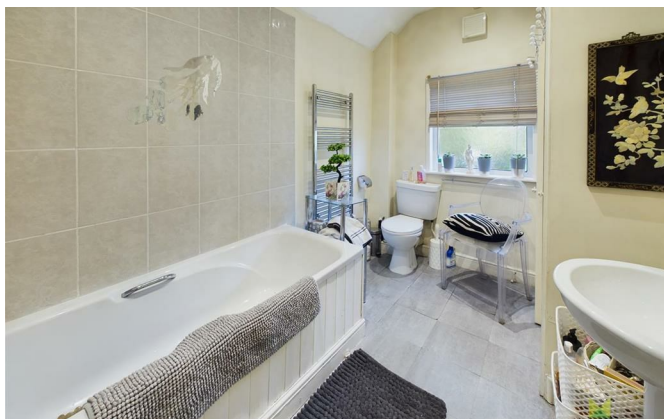
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

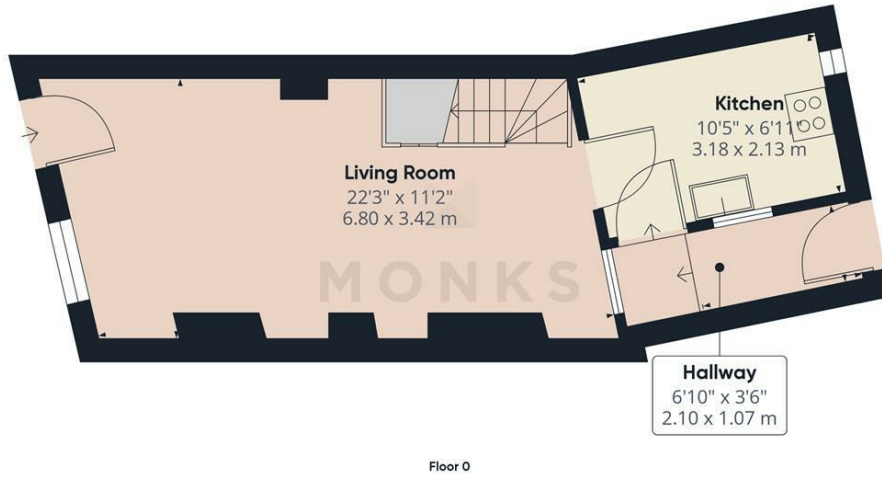
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

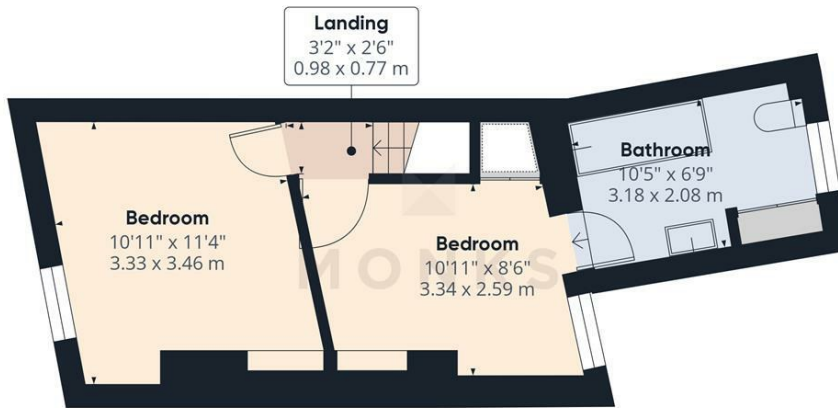
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Floor 0



Floor 1

Approximate total area[®]
630.77 ft²
58.6 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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