

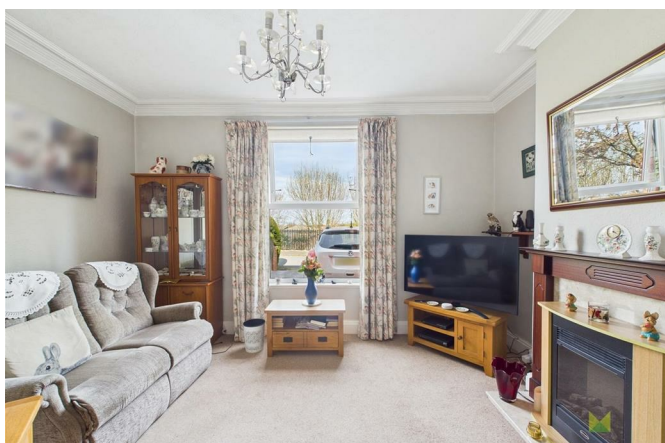
19 Betton Street Shrewsbury SY3 7NY



3 Bedroom House - Semi-Detached
Offers In The Region Of £389,950

The features

- MATURE 3 BEDROOM SEMI DETACHED HOUSE
- OFF ROAD PARKING FOR TWO CARS
- LOUNGE, DINING ROOM, KITCHEN, GARDEN ROOM
- CLOSE TO THE VIBRANT AREA OF COLEHAM
- EPC RATING TBC
- GOOD SIZED ESTABLISHED REAR GARDEN
- ENVIABLE AND SOUGHT AFTER CONSERVATION AREA
- 3 BEDROOMS AND BATHROOM. CELLAR
- VIEWING HIGHLY RECOMMENDED



*** 3 BEDROOM SEMI - GOOD SIZED REAR GARDEN ***

A deceptively spacious, 3 bedroom semi detached house with off road parking and set in a good sized rear garden.

Occupying an enviable position in the heart of this much sought after conservation area, a short stroll from the vibrant Coleham which boasts excellent amenities, riverside walks through the famous Quarry and the Town Centre.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen, Garden Room, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking for two cars and lovely enclosed rear garden.

Viewing recommended.

Property details

LOCATION

The property occupies an enviable tucked away position in the much sought after conservation area of Belle Vue with amenities including supermarket, independent shops, bars and cafes. The Town Centre is a short stroll away and lovely walks along the River Severn into the famous Quarry Park.

RECEPTION HALL

Side entrance with door leading to Reception Hall with useful cloaks storage area, radiator.

LOUNGE

having window overlooking the front, wooden fire surround with marble hearth and inset with ornamental fire, media point, radiator.

DINING/SITTING ROOM

with window to the rear, chimney breast with attractive fire surround housing ornamental fire and useful storage cupboards to either side, radiator.

KITCHEN

with range of unit incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, tiled surrounds and eye level wall units. Deep walk in Pantry with shelving and access to Cellar. Window overlooking the rear and door to

REAR PORCH/BOOT ROOM

being of sealed unit double glazed construction, door to garden.

GARDEN ROOM

brick and sealed unit double glazed construction with access from the garden.

CELLAR

Steps lead down from the Pantry to useful cellar/storage.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing off which lead

BEDROOM 1

with window overlooking the rear garden, radiator.

BEDROOM 2

with window to the front with aspect over the Town, radiator. Two built in double wardrobes.

BEDROOM 3

with window to the side, radiator.

BATHROOM

with suite comprising panelled bath with electric shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side. Airing Cupboard and access to roof storage space.

OUTSIDE

The property is set back from the road, divided by brick wall and approached over block paved driveway with parking for two cars. Side pedestrian access leads around to the lovely rear garden, which has been laid for ease of maintenance to two, astro turfed garden areas with an abundance of well stocked flower and shrub beds. There are several paved seating areas from which to enjoy the day long sun and dine alfresco. Good sized timber garden storage shed. The gardens offer a good level of privacy being enclosed with wooden fencing and a range of specimen trees.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that all main 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](https://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

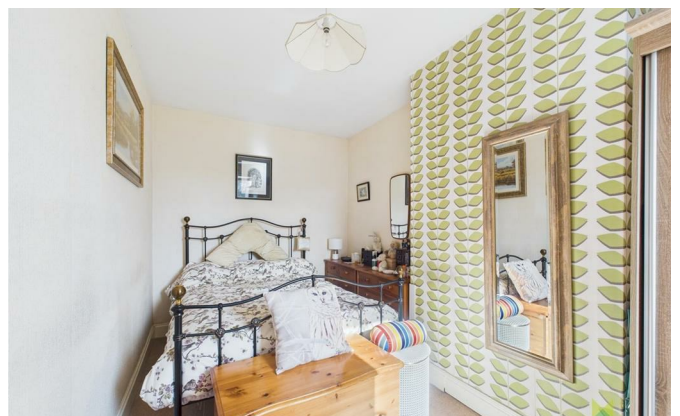
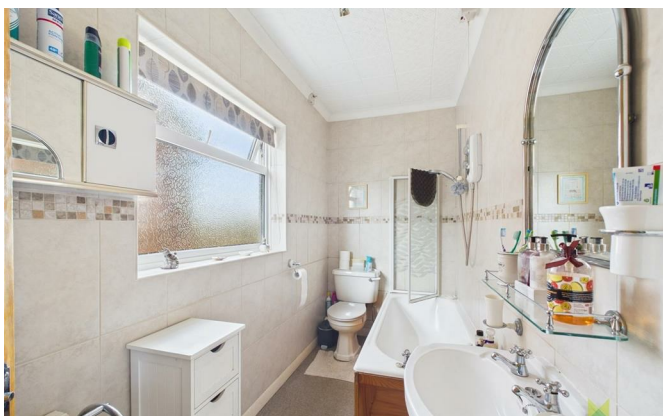
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

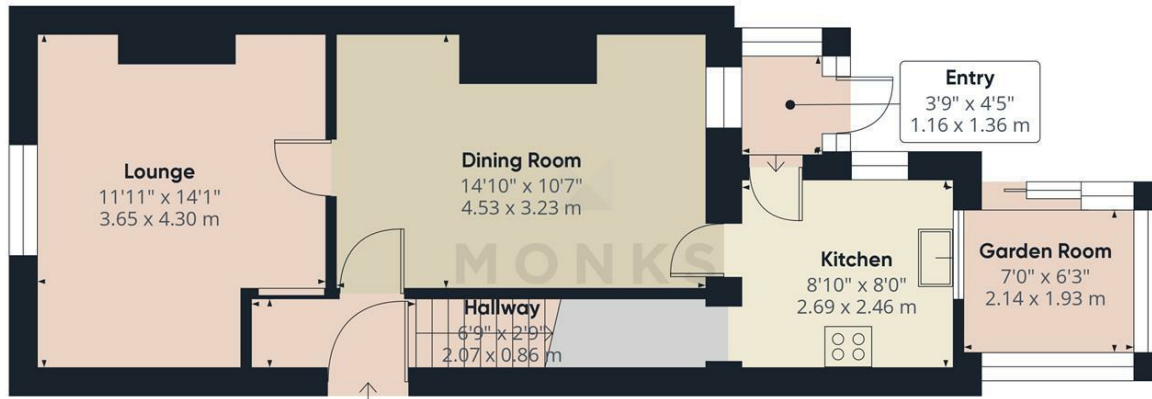
NEED TO CONTACT US

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⁽¹⁾
882.53 ft²
81.99 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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 (CO₂) 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	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.