

135 Belle Vue Road, Belle Vue, Shrewsbury, Shropshire,  
SY3 7NN

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An attractive, deceptively spacious and improved two double bedroom mid terrace three storey house, offering appealing living accommodation over 3 floors. The property is situated within this desirable residential location, walking distance and tranquil riverside walks leading to the Quarry Park and medieval town centre of Shrewsbury. Viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Lounge, sitting room, refitted kitchen/breakfast room, laundry room, stylish refitted bathroom, two double bedrooms, low maintenance front garden, generous size attractive rear enclosed gardens, UPVC double glazing, gas fired central heating, desirable residential location.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

#### Lounge

13'5 x 9'11

Having UPVC double glazed window to front, radiator, wood burning stove set to an exposed brick hearth, exposed wooden flooring,.

Wooden panel door then gives access to:

#### Sitting room

11'7 max into staircase recess x 10'10 excluding r

Having UPVC double glazed window to rear, exposed wooden flooring, radiator, exposed wooden staircase from sitting room leads down to:

#### Refitted kitchen/diner

11'6 max x 11'5

Having modern eye level and base units with built-in cupboards and drawers, integrated double oven, four ring gas hob with concealed cooker canopy over, fitted wooden style worktops with inset stainless steel sink drainer with mixer tap over, tiled floor, tiled splash surrounds, space for appliances, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, radiator.

From kitchen/diner arch gives access to:

#### Laundry room

8'10 x 5'9

Having fitted eye level and base units, fitted wooden style worktops, radiator, wooden effect flooring, space for washing machine, recessed spotlights to ceiling.

Door from laundry room gives access to:

#### Stylish refitted bathroom

Having a three piece suite comprising: P shaped panel bath with drench shower over and hand held shower attachment off, wash hand basin set to vanity unit and mixer tap over, WC with hidden cistern, UPVC double glazed window to rear, tiled to walls, wood effect

flooring, recessed spotlights to ceiling, heated towel rail.

From sitting room stairs rise to:

#### First floor landing

Having loft access.

Wooden panel doors give access to: Two double bedrooms

#### Bedroom one

11'6 x 10'0

Having UPVC double glazed window to front, radiator.

#### Bedroom two

10'11 x 8'11

Having UPVC double glazed widow to rear, over stairs store cupboard housing gas fire central heating boiler, radiator.

#### Outside

To the front of the property there is an enclosed low maintenance front garden.

#### Rear gardens

The rear gardens are a pleasing feature of the property being generous in size and comprising: Paved patio, decked area, log store, lawn gardens, inset shrubs, plants and bushes, stone sections, outside cold tap, useful brick store ( former outside WC).

#### Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

#### COUNCIL TAX BAND A

#### Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be

forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

#### Referral fee disclaimer

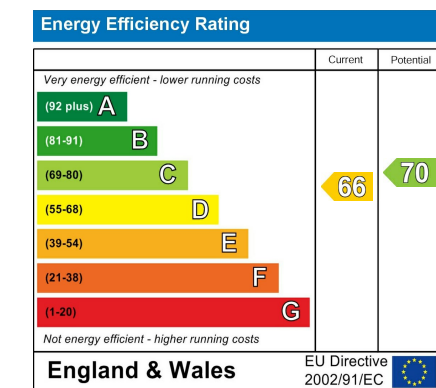
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



## FLOORPLANS

