



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**48 Montague Place, Shrewsbury, SY3 7NF**

**£260,000 Region**

To view this property please call us on **01743 236 800** Ref: T7546/SL/KQ

# A neatly kept and well appointed mature two bedroom semi-detached townhouse.

This well presented, two bedroom semi-detached house provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from gas fired central heating. There is space for a loft conversion creating a third, large bedroom.

The property is conveniently situated in this quiet and secluded location, in the popular suburb of Belle Vue. The property is well placed within reach of excellent schools, shops, the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



## FLOOR PLANS

**Ground Floor**  
Approx. 314.6 sq. feet



**First Floor**  
Approx. 366.8 sq. feet



Total area: approx. 681.4 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

11'10" x 9'9" (3.61m x 2.97m)  
Bay window to the front

### L SHAPED KITCHEN / DINING ROOM

11'8" x 12'7" (3.56m x 3.84m)  
Neatly appointed and fitted with a range of matching modern units  
Built in understairs store cupboard

STAIRCASE to FIRST FLOOR LANDING

### BEDROOM 1

12'0" x 9'5" (3.66m x 2.87m)  
Built in wardrobe

### BEDROOM 2

11'8" x 9'9" (3.56m x 2.97m)  
Window overlooking the rear garden

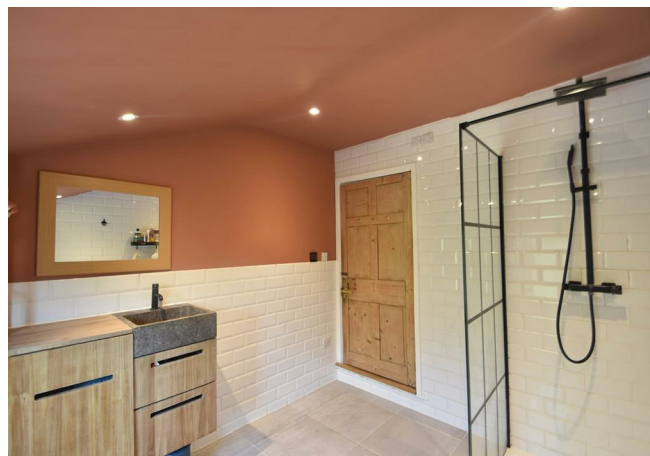
### SHOWER ROOM

Large walk in shower  
Wash hand basin, wc

## OUTSIDE THE PROPERTY

There is a shallow forecourt with a pathway serving the formal reception area.

There is a good sized and enclosed REAR GARDEN which is easily maintained and laid to gravel with a paved patio and rustic Pergola.

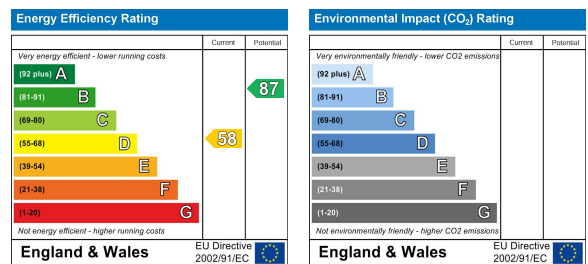


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Belle Vue Road. Continue for some distance, eventually turning left into Havelock Road. At the top of Havelock Road, bear right, over the railway bridge, into Montague Place. At the junction, turn right and the property will be found on the right hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: B

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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