



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**5 Alton Terrace, Belle Vue Road, Shrewsbury SY3 7LW**

**£325,000 Asking**

To view this property please call us on **01743 236 800** Ref: T7496/GMMU

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# An immaculate and beautifully presented, mature, 2 bedroomed terraced property.

This immaculate and beautifully presented, mature, 2 bedroomed terraced property has been fully modernised and renovated by the current owner and has been finished to a very high standard. The accommodation briefly comprises : entrance hall, lounge, kitchen/breakfast room, dining room, cloakroom/wc, a large cellar, 2 double bedrooms and modern shower room. Private off road parking for at least 2 cars. Neatly kept private courtyard to the rear. The property also benefits from double glazing and gas-fired central heating. Viewing in person is highly recommended.

This property occupies a perfect position in this popular area of Belle Vue and is within walking distance of the river and a range of excellent amenities including good schools, local shops, the nearby town centre. There is a frequent bus service and is also well placed for easy access to the Shrewsbury by-pass with M54 Motorway link to the West Midlands.





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## INSIDE THE PROPERTY

### ENTRANCE HALL

Original feature tiled flooring.

### LOUNGE

10'10" x 11'10" (3.31m x 3.60m)

Window to front with fitted shutters

Original solid wood flooring

Ceiling spotlights

Original doors opening to :

### KITCHEN/BREAKFAST ROOM

11'2" x 12'7" (3.41m x 3.83m)

Fully fitted modern kitchen with matching wall, base and island units, with matt white tiles

Range of integrated appliances including 5 ring gas hob with extractor over, oven beneath, dishwasher, fridge and freezer

Central island/breakfast bar

Wood effect flooring

Ceiling spotlights

Door leading down to :

### CELLAR

10'8" x 11'9" (3.24m x 3.58m)

With laminate flooring

Double glazed window

The central part of the cellar is tanked.

Power and lighting.

### DINING ROOM

9'2" x 7'11" (2.79m x 2.41m)

Two windows to side

Wood effect flooring to match the kitchen.

### CLOAKROOM/WC

Fitted with a modern white suite comprising low flush wc

Wash hand basin

Tiled flooring.

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING

### BEDROOM 1

10'10" x 15'4" (3.31m x 4.68m)

Wood effect flooring

Two windows to the front aspect with fitted shutters

Ceiling spotlights.

### BEDROOM 2

11'2" x 9'5" (3.41m x 2.87m)

Ornamental cast-iron feature fireplace

Original solid wood flooring

Window to the rear overlooking the countryard.

### SHOWER ROOM

Fitted with a modern white suite comprising double width walk in shower area

Low flush WC

Wash hand basin

Wall mounted heated towel rail

Part tiled walls

Wood effect flooring and washing machine unit.

## OUTSIDE THE PROPERTY

TO THE FRONT the property is approached over a recently gravelled driveway providing parking for at least two cars with the front door leading to access to the entrance hall.

To the rear of the property is a private COURTYARD which is accessed off the kitchen and is attractively tiled and enclosed by brick walling and modern wooden slats. External light and plug sockets.

New slate roof fitted with renovation work.











FLOOR PLANS ...



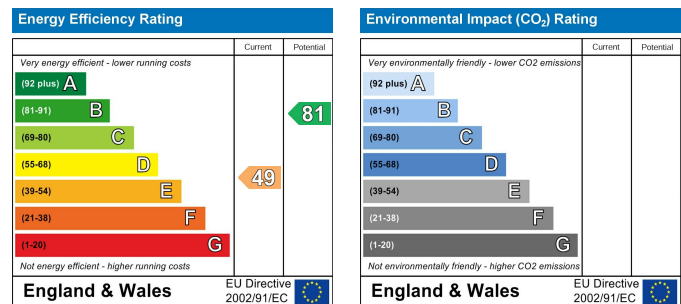
Total area: approx. 1020.2 sq. feet

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

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed out of town over the English Bridge and onto Old Potts Way, bear right under the railway bridge before turning left joining Belle Vue Road. Continue along Belle Vue Road eventually turning left into Alton Terrace where the property will be found after a short distance 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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