



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

35 Montague Place, Belle Vue, Shrewsbury, SY3 7NF

**£300,000 Asking
Price**

To view this property please call us on **01743 236 800** Ref: T7839/SL/lrd

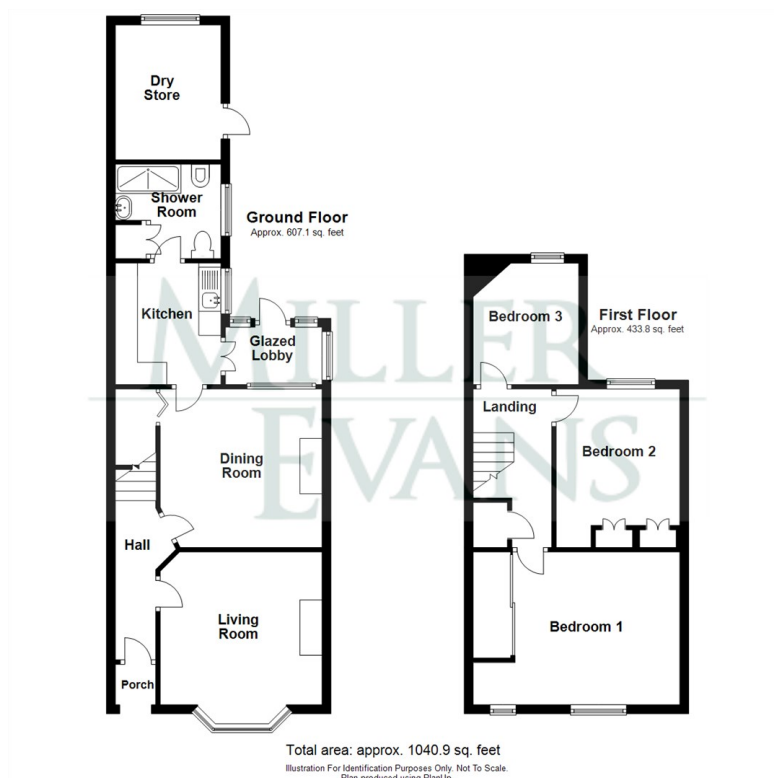
A neatly kept and well maintained three bedroom family house, situated in a quiet and highly desirable residential area.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and with the benefit of gas fired central heating and double glazing, the property briefly comprises: entrance porch, entrance hall, living room, dining room, kitchen, lobby, shower room; and three bedrooms to the first floor. Forecourt and enclosed paved patio and terrace area to the rear.

The property is situated in this popular, convenient and quiet residential area, well placed within reach of excellent amenities including local shops, the town centre, excellent schools and within easy reach of the Shrewsbury bypass, providing ease of access onto the M54 motorway link.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE PORCH

Panelled and part glazed door with a decorative Transom light over and decorative stained glass leaded lights to:

ENTRANCE HALL

Decorative tiled floor

LIVING ROOM

11'4" x 12'0" (3.45m x 3.66m)

A pleasant room with bay window overlooking the forecourt to the front

Fireplace feature with surround, mantle, marble slips, raised marble hearth and inset living flame coal effect gas fire

DINING ROOM

10'3" x 12'0" (3.12m x 3.66m)

Window to to the rear

Understairs store cupboard

KITCHEN

9'0" x 7'10" (2.74m x 2.39m)

Neatly appointed and fitted with a range of matching units

Double doors to:

GLAZED LOBBY

Windows to the side and rear

Access to the GARDEN

SHOWER ROOM

Neatly appointed with a large walk in shower, with direct mixer shower and glazed shower screen

Wash hand basin

WC low type flush

Bidet (hot & cold)

Airing cupboard enclosing insulated cylinder

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING with built in linen cupboard and access to the roof space

BEDROOM 1

11'5" x 15'4" (3.48m x 4.67m)

Two windows to the front

A spacious room with a large built in wardrobe with sliding doors

BEDROOM 2

11'10" x 9'2" (3.61m x 2.79m)

Window overlooking the garden to the rear

A range of built in wardrobes with louvre doors

BEDROOM 3

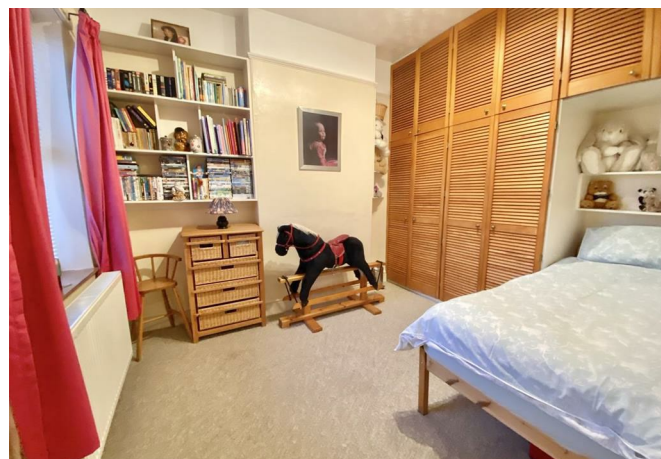
9'0" x 7'10" (2.74m x 2.39m)

Window overlooking the rear garden

OUTSIDE THE PROPERTY

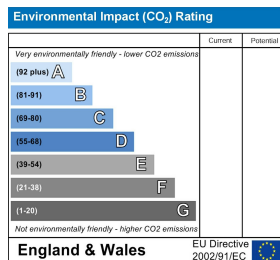
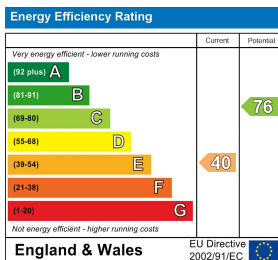
To the front, the property is divided from the street by a well maintained picket fence with gate allowing access over a shallow forecourt serving the formal reception area.

To the rear, there is a neatly kept, well maintained paved and tegular paved patio and terrace, providing an ideal outside entertaining space, the whole enclosed on all sides by well maintained boundary fencing. Dry store.



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. Proceed to the top of Havelock Road, bearing right over the railway bridge, into Montague Place.



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.

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

South Shropshire Sales Office
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