

SHREWSBURY'S ESTATE & LETTING AGENTS

A pretty and much loved one bedroom terraced house with extended ground floor accommodation, situated in a highly desirable and convenient location.

The property provides well planned and well proportioned accommodation throughout and with the benefit of full gas fired central heating, the accommodation briefly comprises: living room, open plan kitchen/dining room, one bedroom and bathroom. Enclosed courtyard garden to the rear.

The property is situated in this popular and favoured residential area, well placed for excellent amenities, including the nearby town centre with its many fashionable bars and restaurants, Theatre Severn and the Shrewsbury railway station. The property is also well placed and within easy reach of the Shrewsbury bypass allowing ease of access onto the M54 motorway link to the West Midlands.

- Pretty one bedroom terraced house
- Extended ground floor accommodation
- Open plan kitchen/dining room, living room
- One bedroom and bathroom
- Enclosed courtyard garden to the rear
- Highly desirable and convenient location



MILLER EVANS

SHREWSBURY'S ESTATE AGENT

155 Belle Vue Road, Shrewsbury, SY3 7NN

£165,000 Region

To view this property please call us on **01743 236 800** Ref: T7925/SL/lrd

INSIDE THE PROPERTY

LIVING ROOM

12'4" x 10'11" (3.76m x 3.33m)

Window to the front,

A pleasant room with attractive fireplace feature

Built in storage cupboard

OPEN PLAN KITCHEN/DINING ROOM

14'1" x 10'11" (4.28m x 3.33m)

Fitted with a range of matching units

Double glazed patio doors opening onto and overlooking the enclosed rear garden

From the living room, a STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM

12'0" x 10'11" (3.66m x 3.33m)

Window to the front

Built in storage cupboards

BATHROOM

Window to the rear

Panelled bath

Wash hand basin

WC - low type flush

OUTSIDE THE PROPERTY

To the rear, there is an enclosed courtyard garden with garden store. NOTE: There is a legal right of way serving the neighbouring properties to the rear.



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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(12 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(27-38) F			(27-38) F		
(1-26) G			(1-26) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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

Frankwell, Shrewsbury Tel: 0345 678 9000

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.

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.

How to find this property

The property is best approached out of Shrewsbury by car over the English Bridge. Continue around the gyratory system into Coleham Head, through Moreton Crescent and along Belle Vue Road. Continue the full length of Belle Vue Road where the property will be found after some distance on the left hand side.

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
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