



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

44 Belvidere Avenue, Shrewsbury, SY2 5PA

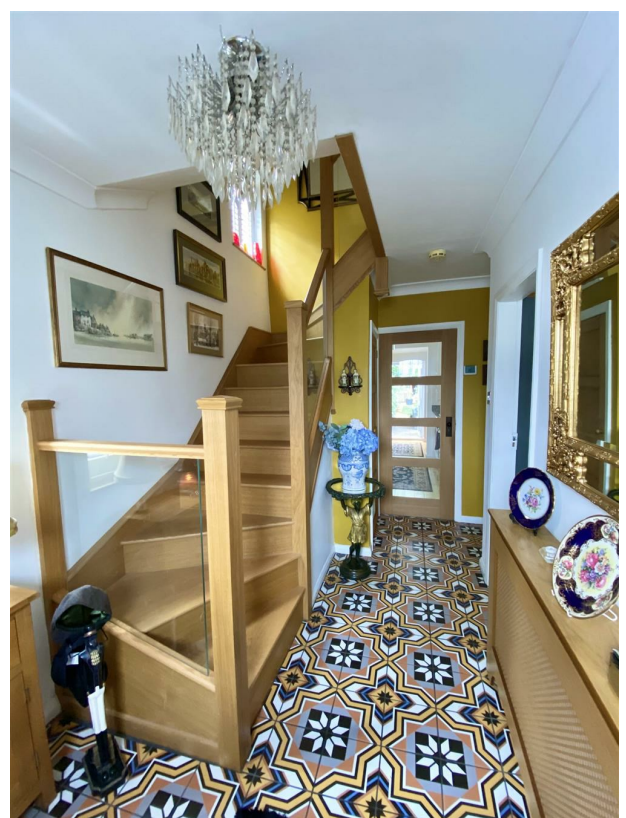
£439,950 Region

To view this property please call us on **01743 236 800** Ref: T8003/SL/KQ

A particularly well appointed, much improved and extended, semi-detached family house.

This three bedroom semi-detached house provides well planned and well proportioned accommodation throughout and is presented to an exacting standard. The property has been much improved and extended and on the ground floor is an attractive entrance hall, sitting room, dining room, a spectacular garden room with windows overlooking the landscaped garden and glazed doors allowing access to the garden, the kitchen is fitted with an attractive range of modern units with a range of high quality integrated appliances, an oak staircase with glazed and oak balustrade rises to a first floor landing, where there are three attractive bedrooms and a stunning family bathroom. The property benefits from gas fired central heating and double glazing.

The property is situated in this highly desirable and much sought after residential area, close to excellent amenities including popular schools, local shops, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ATTRACTIVE AND SPACIOUS ENTRANCE HALL

Decorative porcelain floor
Side window with Plantation shutters
Built in understairs store cupboard

LIVING ROOM

10'6" x 13'0" (3.20m x 3.96m)
A pleasant room with a decorative tiled fireplace with raised hearth and inset living flame coal effect gas fire
Window with fitted plantation shutters overlooking the front.

DINING ROOM

12'5" x 11'5" (3.79m x 3.47m)
Glazed double doors with side screens opening through to:

GARDEN ROOM

19'9" x 11'5" (6.02m x 3.48m)
A spectacular room with Porcelain tiled floor
Picture windows overlooking the garden
Glazed French doors allowing access to the garden
Recessed 'mood' spotlighting to the ceiling
Electric underfloor heating

KITCHEN

9'1" x 8'5" (2.78m x 2.56m)
Attractively appointed and fitted with a range of matching modern units with Quartz working surface and Quartz upstands with decorative tiled splashbacks
Undermounted stainless steel sink unit
Two built in Neff ovens, Neff five ring gas hob unit with integrated extractor hood
Window with fitted Plantation shutters
Solid oak panelled floor
Archway to:

UTILITY

5'8" x 6'0" (1.73m x 1.83m)
Working surface with space and plumbing for washing machine, etc
Solid oak panelled floor
Glazed double doors to the garden

CLOAKROOM

Wash hand basin, wc
Wall mounted gas fired boiler

From the entrance hall, an attractive OAK STAIRCASE with an oak and glazed balustrade rises to FIRST FLOOR LANDING

BEDROOM 1

13'0" x 11'5" (3.95m x 3.47m)
Window with fitted Plantation shutters to the front

BEDROOM 2

12'5" x 11'5" (3.79m x 3.47m)
Window with fitted Plantation shutters to the rear garden

BEDROOM 3

7'4" x 8'5" (2.24m x 2.56m)
Window with fitted Plantation shutters overlooking the front garden

LUXURIOUSLY APPOINTED FAMILY BATHROOM

Superbly fitted with a large walk in shower with overhead Drench shower and hand held shower with glazed shower screen
Free standing slipper bath
Granite topped vanity unit with inset twin wash hand basins with hot and cold supply and vanity storage under
Bidet and WC
Partly attractively tiled walls
Two windows with fitted plantation shutters
Feature 'mood' spotlighting to the ceiling
Electric underfloor heating

OUTSIDE THE PROPERTY

CAR PORT

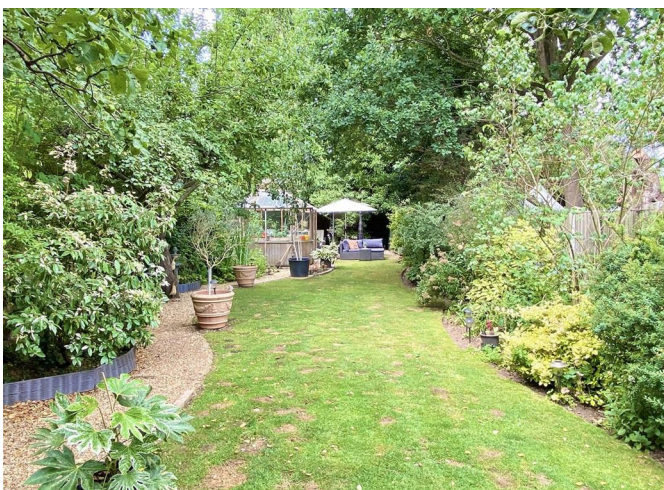
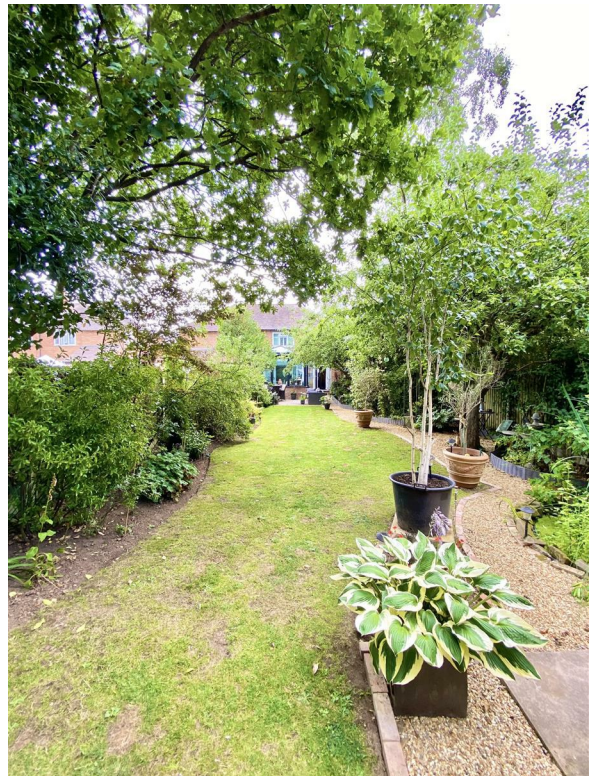
The property is divided from the road by a neatly kept privet hedge and approached over a tarmacadam drive and forecourt with floral and shrubbery borders, the drive provides ample parking and serves the reception area.

There is a particularly attractive landscaped REAR GARDEN with an extensive paved patio and terrace, providing an ideal entertaining space, a gravelled pathway, which is flanked on one side by well stocked shrubbery and herbaceous borders, contains a wide variety of plants, including a selection of mature fruit trees, there is a neatly kept lawn with a shaped floral and shrubbery border, containing extensive shrubs, herbaceous displays and specimen trees. The gravelled pathway leads to the bottom of the garden, where there is a further area of garden with raised vegetable beds. The garden is well stocked, enclosed and provides an attractive setting for the residence.

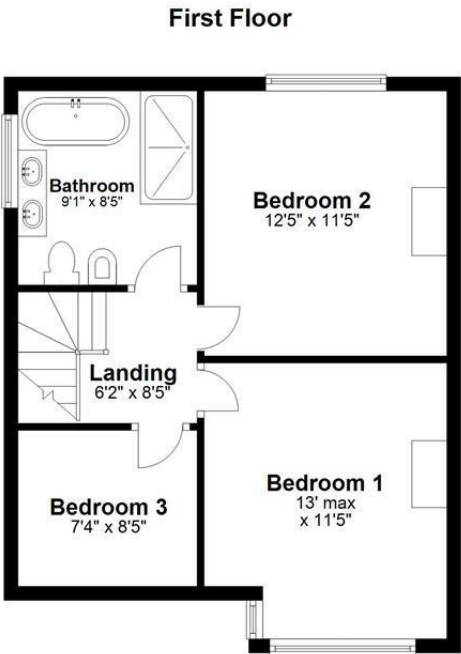
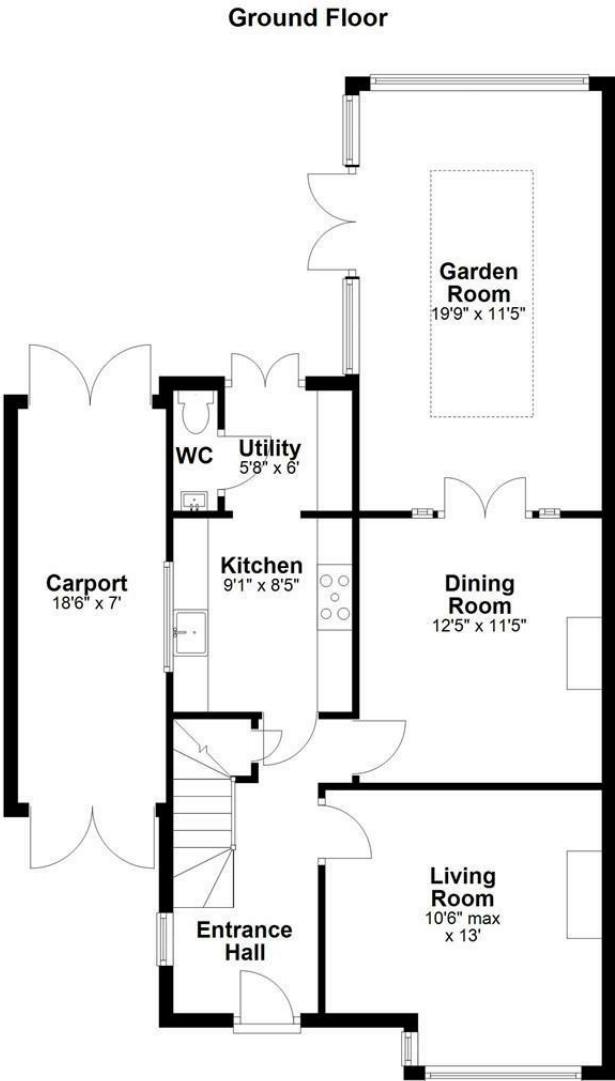








FLOOR PLANS ...



Total area: approx. 1395.9 sq. feet

HOW TO FIND THIS PROPERTY

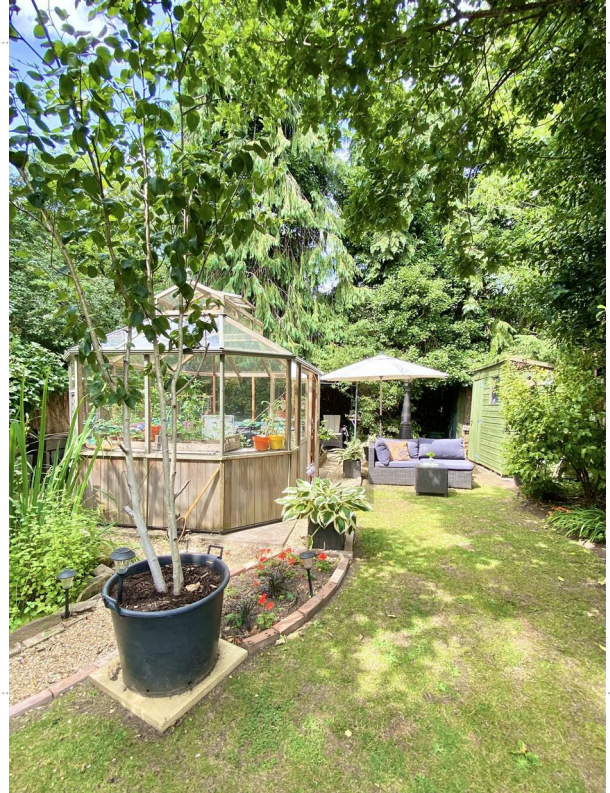
The property is best approached out of Shrewsbury over the English Bridge, along Abbey Foregate to the Column Island. Take the first exit onto Preston Street. After a short distance, turn left into Belvidere Avenue, where the property will be found on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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
Shirehall, Abbey Foregate Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: C

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
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Shrewsbury SY1 1QJ
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South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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