



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**42 Belvidere Road, Shrewsbury, SY2 5LU**

**£439,000 Region**

To view this property please call us on **01743 236 800** Ref: T7989/SL/KQ

# A well presented and extended four bedroom detached family home, occupying a pleasant corner plot in this popular residential location.

This well appointed detached four bedroom family home has been extended to provide spacious and versatile accommodation briefly comprising; entrance hall, living room, dining room, kitchen, garden room, ground floor bedroom and bathroom. Three bedrooms and separate wc to the first floor. Garage and parking. Beautifully landscaped south facing rear garden. The property benefits from gas fired central heating and double glazing.

The property occupies a pleasant corner plot on this popular, sought after and highly desirable residential area, well placed within reach of excellent amenities which include popular schools, close proximity to the town centre with its many fashionable bars and restaurants, boutique style shops, the Theatre Severn, Shrewsbury railway station and Quarry Park and Dingle Gardens. The property is also ideally placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



---

## INSIDE THE PROPERTY

### ENTRANCE HALL

Understairs store cupboard

### LIVING ROOM

10'10" x 18'1" (3.30m x 5.51m)

Feature electric fireplace

Two windows

### DINING ROOM

11'6" x 8'6" (3.51m x 2.59m)

Sliding doors to:

### GARDEN ROOM

9'10" x 18'1" (3.00m x 5.51m)

Windows enjoying views over the garden

Door to rear garden

### KITCHEN

11'8" x 9'3" (3.56m x 2.82m)

Fitted with a range of matching modern units with integrated appliances

### GROUND FLOOR BEDROOM 4

11'8" x 9'2" (3.56m x 2.79m)

### BATHROOM

Panelled bath with shower over

Wash hand basin, wc

STAIRCASE rising from entrance hall to FIRST FLOOR  
LANDING

### MASTER BEDROOM

10'1" x 13'2" (3.07m x 4.01m)

### WALK IN WARDROBE

11'2" x 5'3" (3.40m x 1.60m)

### BEDROOM 2

8'10" x 11'10" (2.69m x 3.61m)

### BEDROOM 3

8'10" x 9'2" (2.69m x 2.79m)

### SEPARATE WC

## OUTSIDE THE PROPERTY

### INTEGRATED GARAGE

The property is approached over tarmacadam drive providing ample parking and access to the garage. Wrap around front garden laid to lawn with a selection of shrub beds and borders. Shaped hedging to the side with archway and gated access to the rear garden.

Attractive south facing landscaped rear garden laid to lawn with well stocked shrub beds and borders and mature hedging. Paved pathway providing ideal seating area.



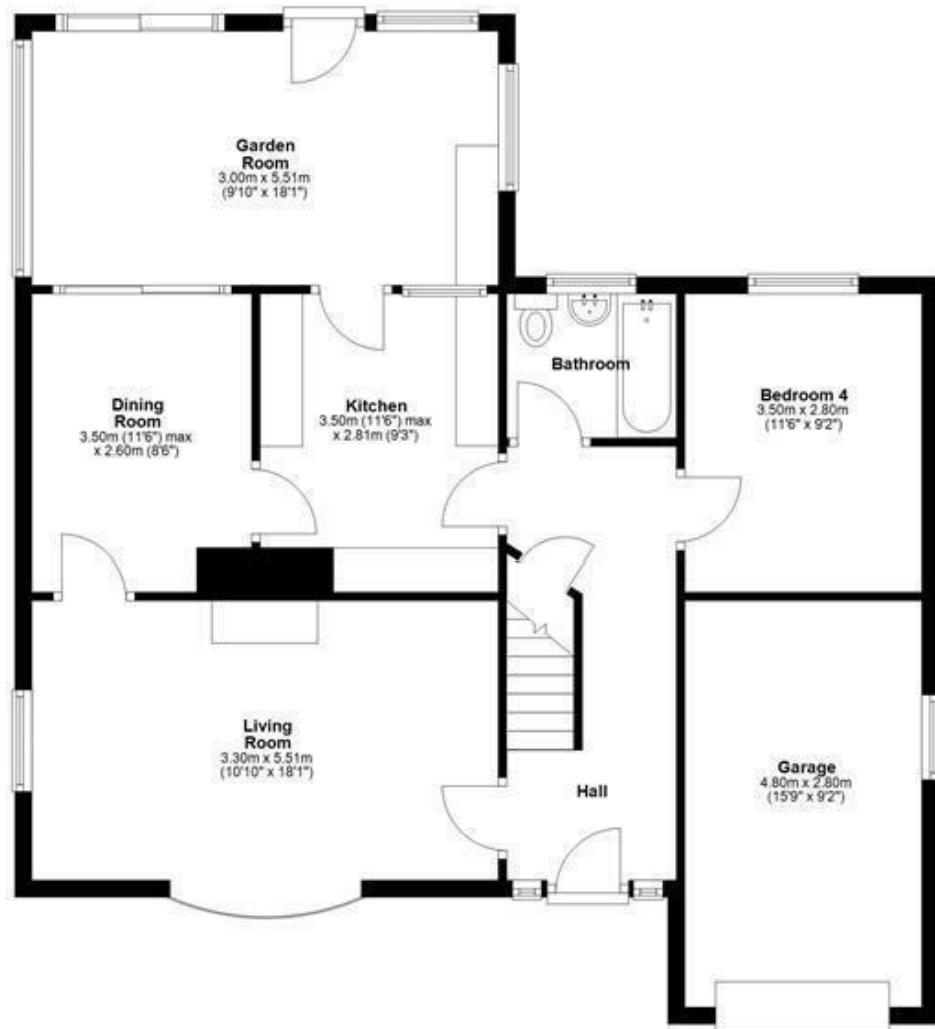




## FLOOR PLANS ...

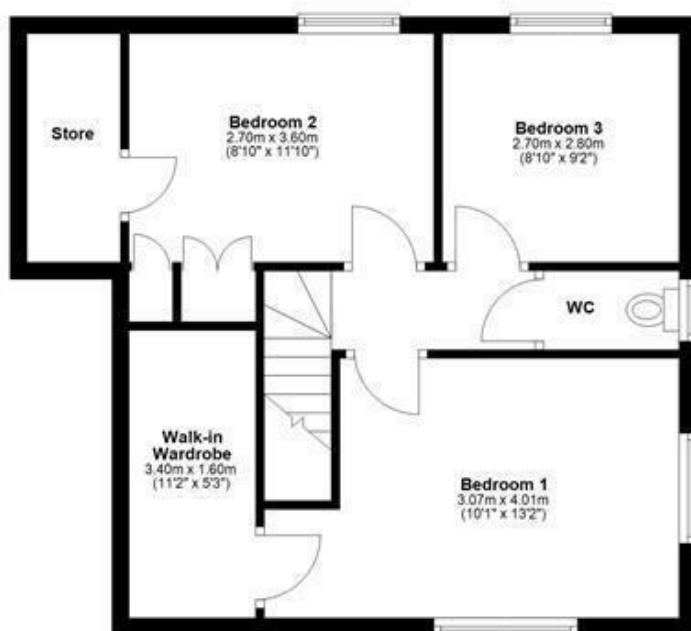
### GROUNDS FLOOR

Approx. 94.0 sq. metres (1012.2 sq. feet)



### First Floor

Approx. 48.1 sq. metres (517.5 sq. feet)

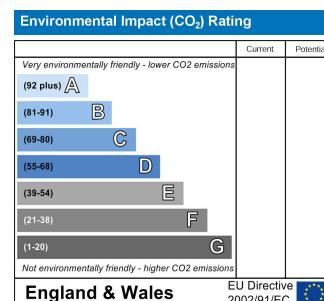
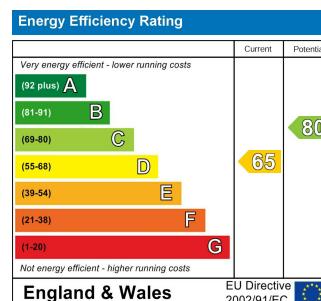


Total area: approx. 142.1 sq. metres (1529.7 sq. feet)

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge. Continue the full length of Abbey Foregate to the Column island. Take the first exit into Preston Street and after a further short distance, turn left into Belvidere Avenue. At the t-junction turn right into Belvidere Road and continue for a further short distance where the property will be found on the right hand side immediately before the turning into Portland Crescent.

# 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: D

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.

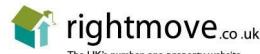
## IMPORTANT NOTICE

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:



The UK's number one property website

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



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

**Members of:** National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

**Partners:** David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

**Associates:** Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones