



10 Pemberton Way, Belle Vue, Shrewsbury, Shropshire, SY3 7AY

£250,000

Situated in a lovely position at the end of a cul-de-sac. This improved 2-bedroom end terrace house is located in this popular residential location within walking distance of the buzzing area of Coleham and the town centre, with excellent schools and amenities close by. The accommodation includes an entrance porch, hallway, living room, impressive re-fitted kitchen/dining room, 2 bedrooms with fitted wardrobes, re-fitted bathroom, good-sized front and rear gardens, DG and GCH, and 2 allocated parking spaces.

Viewing Recommended.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double-glazed composite entrance door.

Entrance Porch

Tiled flooring, double-glazed window.

Entrance Hall

Engineered wooden flooring and radiator, staircase leads to First Floor Landing.

Livng Room 13' 4" x 10' 6" (4.06m x 3.20m)

Double-glazed window to the front with fitted shutters, engineered wooden flooring, media wall and radiator.

Re-fitted Kitchen/Dining Room 13' 4" x 9' 2" (4.06m x 2.79m)

Fitted with a range of gloss white units with an inset sink with mixer tap, an integrated electric oven with 4-ring induction hob and stainless steel filter hood over, integrated fridge and freezer, understairs storage cupboard, radiator, tiled floor, double-glazed window to the rear, and double-glazed French doors provide access to the rear garden.

First Floor Landing

Double glazed side window fitted shutters, access to roof space via pull down ladder, housing gas fired combination boiler, built in storage cupboard.

Bedroom 1 13' 7" x 9' 4" (4.14m x 2.84m)

2 double-glazed windows to the front with fitted shutters, built in double wardrobe and radiator.

Bedroom 2 9' 2" x 7' 1" (2.79m x 2.16m)

Double-glazed window to the rear with fitted shutters, radiator and built in double wardrobe.

Bathroom

Fitted with 3-piece white suite including bath with electric shower over, wash basin with storage cupboard below, WC, heated chrome-stylet towel rail, vinyl wood-effect flooring, fully tiled walls, double-glazed window to the rear and extractor fan.

Outside - Front

There is an enclosed garden to the front with large area of lawn and Indian stone paved patio and pathway leading to the entrance door and continues to the side providing access to the rear.

Rear Garden

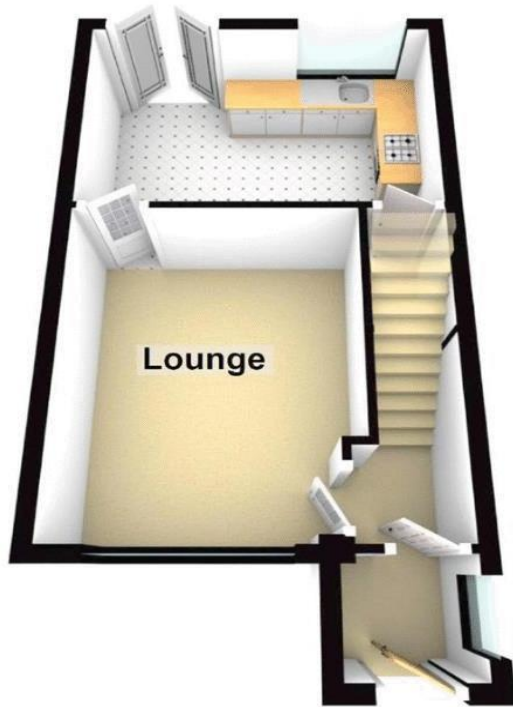
A good sized rear garden, Indian stone paved patio with lighting, low brick wall with fitted lighting large area of lawn, timber shed and security lighting, and the garden is enclosed by fencing. Beyond the garden in the Residents' Car Park with 2 allocated parking spaces.

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

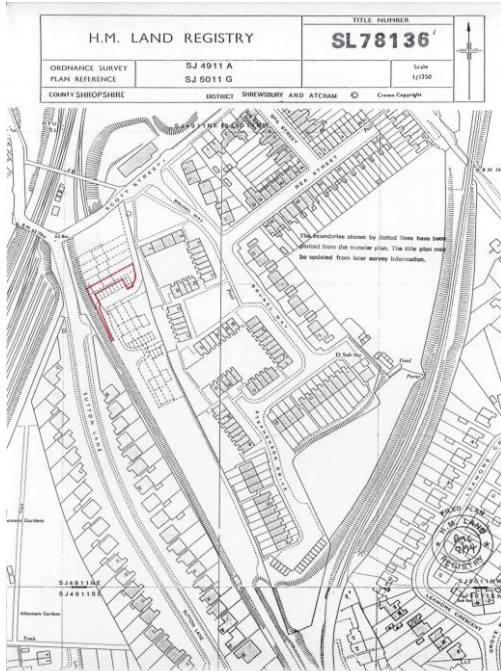
Ground Floor



First Floor



FLOOR PLANS FOR GUIDANCE ONLY



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Energy performance certificate (EPC)

10, Pemberton Way SHREWSBURY SY3 7AY	Energy rating C	Valid until: 11 September 2029
		Certificate number: 8206-7892-9429-6397-1113

Property type end-terrace house

Total floor area 59 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-lanlords-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-lanlords-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage