



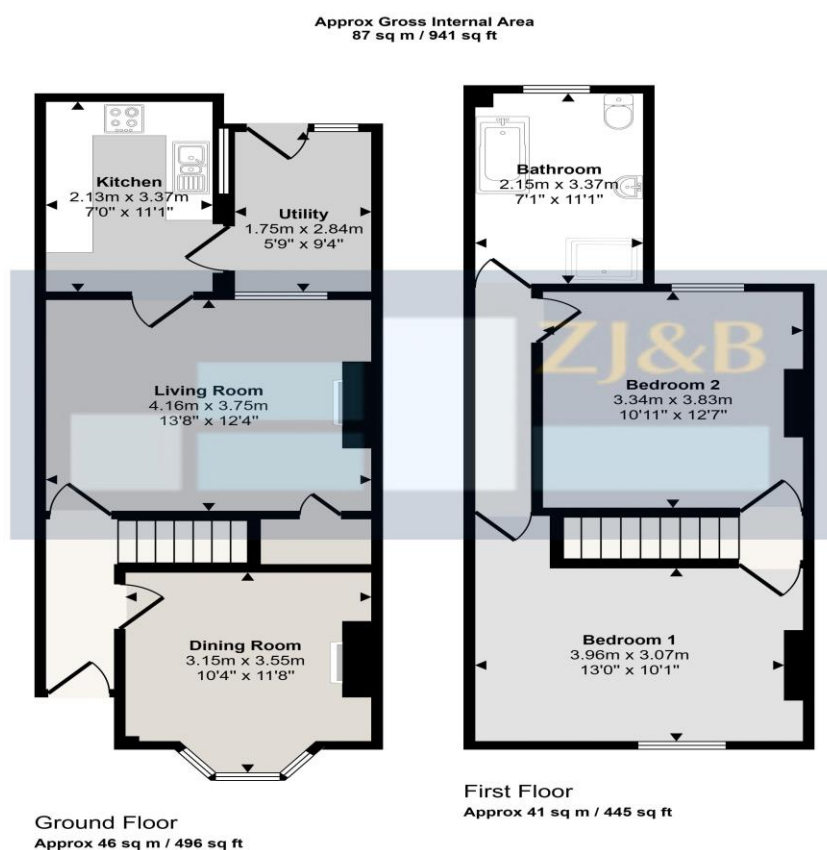
2 Spa Street, Belle Vue, Shrewsbury, Shropshire, SY3 7PU

£240,000

Situated in the popular area of Belle Vue, this beautifully presented two-bedroom mid-terraced property offers spacious and well-proportioned accommodation throughout.



NO UPWARD CHAIN Situated in the popular area of Belle Vue, this beautifully presented two-bedroom mid-terraced property offers spacious and well-proportioned accommodation throughout. The property is in great condition and would make an ideal home for first-time buyers, couples or investors. The property benefits from two large double bedrooms, a large family bathroom, a comfortable living room, separate dining room and a well-equipped kitchen. There is also a useful utility room, providing excellent additional storage and practical space. Externally, the property boasts a private garden, offering a pleasant outdoor space to relax, entertain or enjoy during the warmer months. The location is a real highlight, providing easy access to a range of local amenities, shops, schools, parks and transport links. Belle Vue is well placed for access to the surrounding areas and offers convenient road and public transport connections, making it an excellent choice for those looking for a well-connected yet residential location. An excellent home in a fantastic location – early viewing is highly recommended.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)

2 Spa Street SIREWSBURY SY3 7PJ	Energy rating C	Valid until: 6 October 2033
		Certificate number: 5837-0920-8309-0015-0206

Property type Mid-terrace house

Total floor area 80 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-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-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.](#)



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This title is dealt with by HM Land Registry, Telford Office.

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.

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

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

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 could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

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