



**30 Upper Road, Belle Vue, Shrewsbury, SY3 9JQ**

3 bedroom detached house — £450,000 Freehold

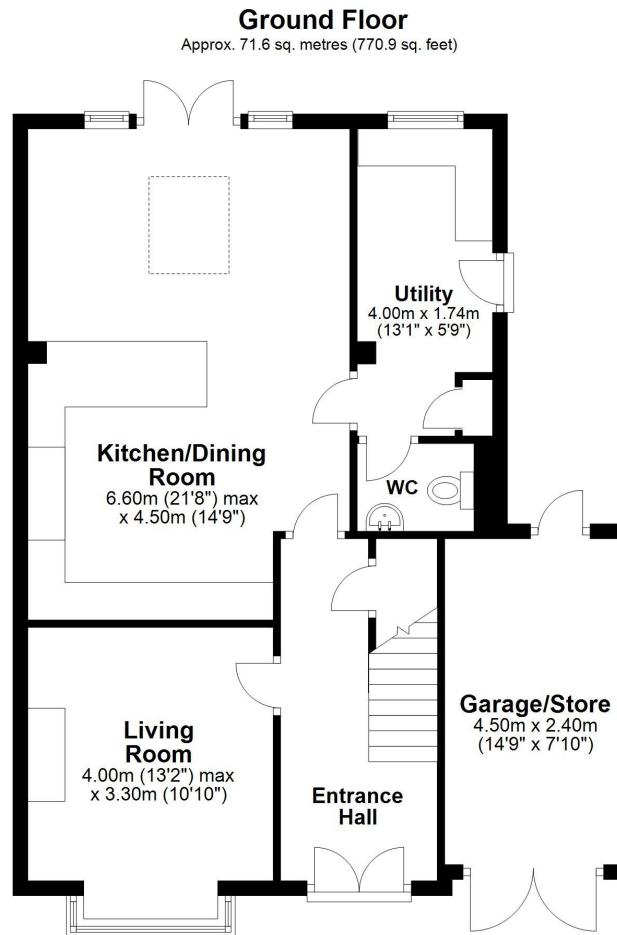
£450,000 Freehold — 3 bedroom detached house

sales@cgpooks.co.uk

**This beautifully presented and extended detached house offers thoughtfully designed accommodation throughout, situated within a great plot with a lovely private garden, extensive driveway parking, and attached garage/store.**

## KEY FEATURES

- Good sized entrance hall with useful under stairs storage and turning staircase to landing
- Living room with a feature fireplace, Clear View wood burning stove, and bay window to front
- Impressive open plan kitchen/dining room, which has previously been extended to create a light and open space with a velux window and glazed doors opening onto the rear garden
- A well-fitted range of units to the kitchen, complete with breakfast bar
- The very practical utility forms part of the extension, and has a further range of units, as well as access to the cloakroom/WC and garden
- On the first floor are two generous double bedrooms, a single bedroom, and large family bathroom with separate corner shower
- uPVC double glazed windows and gas fired central heating throughout
- Attractively landscaped private rear garden, laid to lawn with decked and paved terraces, and access to the garage/store
- Extensive gated driveway to front providing parking for 6 or more cars, also having access to the garage/store, which is brick-built with power, lighting and velux windows
- The property is well situated in a highly sought after area of Shrewsbury, a short walk from the superb Coleham area of town and its outstanding primary school, as well as being within close proximity to the town centre, Meole Brace retail park, and road links via the bypass



Total area: approx. 112.9 sq. metres (1215.5 sq. feet)









**rightmove** 

 **OnTheMarket.com**

 **RICS**  
Regulated by RICS

# 30 Upper Road, Belle Vue, Shrewsbury, SY3 9JQ

£450,000 Freehold — 3 bedroom detached house

sales@cgpooks.co.uk

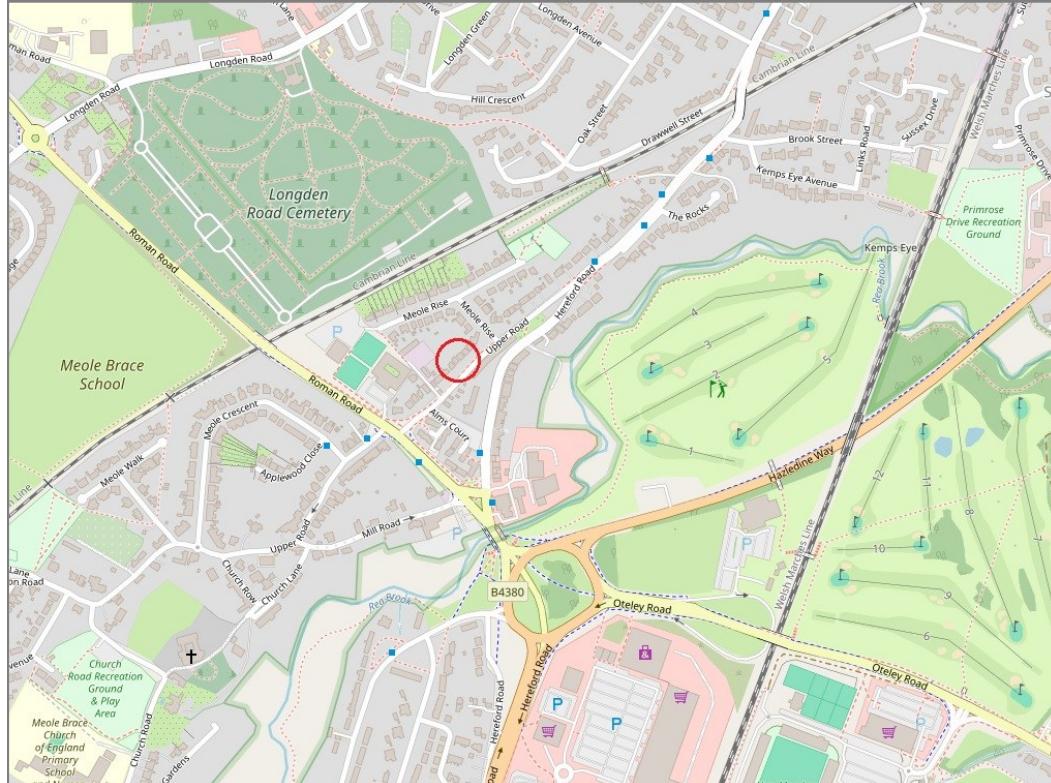
rightmove 

 **RICS**  
Regulated by RICS

 OnTheMarket.com



BOUNDARIES NOT CONFIRMED



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band D</b>
Services	<b>All mains services are connected</b>

 **expert** mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



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

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

£450,000 Freehold — 3 bedroom detached house

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.