



## 10 Pengrove, Off Kingsland Road, Belle Vue, Shrewsbury, Shropshire, SY3 7LE

### Offers in the Region Of £450,000

This well designed town house provides spacious accommodation over three floors. Enjoying fantastic views over the River Severn, the ground floor offers: Entrance Hall, Study/Bedroom, Utility, WC and Garage. The first floor provides an impressive Living Room opening to a large Dining Room and Kitchen. The second floor boasts 3 double Bedrooms and Bathroom. GCH, DG. Private rear patio and garden. landscaped residents' gardens alongside the river with mooring rights. No Upward Chain.



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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**

Entrance door.

### **Spacious Entrance Hall**

Herringbone pattern parquet wood flooring, radiator, staircase with half landing leads to First Floor Landing.

### **Utility Room**

Base and eye level cupboard, sink unit, ample space for appliances, double-glazed window and door to the rear.

### **Cloakroom/WC**

Fitted with wash basin, WC, and radiator.

### **Study/Ground Floor Bedroom**

2 double radiators, large double-glazed window enjoying an open aspect.

### **First Floor Landing**

Staircase leads to Second Floor with door onto Landing.

### **Living Room**

2 double radiators, 2 sets of large double-glazed windows enjoying lovely uninterrupted views over the River with the townscape in the backdrop.

### **Dining Room**

Archway from the living room, double radiator, double-glazed windows overlooking landscaped garden.

### **Kitchen**

Offering a comprehensive range of units, work surfaces with inset sink unit and deep tiled splash, double glazed window overlooking the rear garden.

### **Second Floor Landing**

Built-in cupboard.

### **Bedroom 1**

Radiator, built-in double wardrobe, double-glazed window overlooking landscaped

residents' gardens, the River and town centre beyond.

### **Bedroom 2**

Radiator, built-in double wardrobe, double-glazed window overlooking rear garden.

### **Bedroom 3**

Radiator, double-glazed window enjoying similar views to Bedroom 1.

### **Bathroom**

Fitted with 4-piece suite providing bath with tiled walls around, tiled shower cubicle, large wash basin with cupboard beneath, WC, further tiled wall areas, radiator, high level double glazed-windows

### **Carport and Garage**

Covered Carport provides access to Garage with up and over door, double-glazed window and door to the rear.

### **Rear Garden**

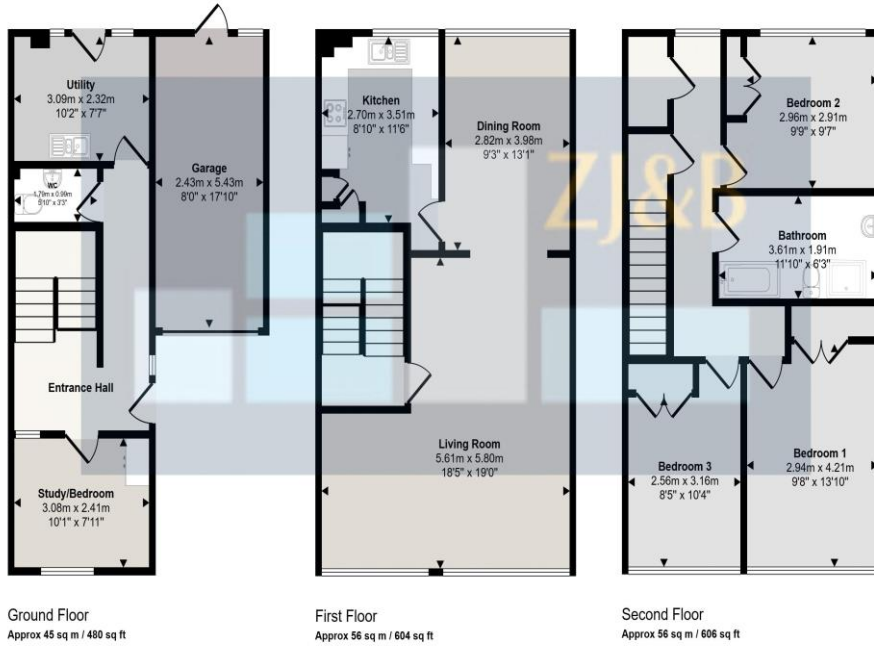
An attractive landscaped rear garden, approached onto a large paved area with shrub beds and borders. Steps lead onto a terraced garden, beyond which is well-stocked with an excellent variety of shrubs. In addition to a private rear garden, the residents of Pengrove have access to their own gated, private riverside garden offering lawns, beds and borders and also enjoy mooring rights.

### **Council Tax Band E**

**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**

Approx Gross Internal Area  
157 sq m / 1690 sq ft



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)			
10 Pangrove SHREWSBURY SY3 7LE	Energy rating <b>C</b>	Valid until:	13 March 2036
		Certificate number:	9278-3060-4207-8806-1204
Property type	Mid-terrace house		
Total floor area	133 square metres		
<b>Rules on letting this property</b>			
Properties can be let if they have an energy rating from A to E.			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="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</a> ).			
<b>Energy rating and score</b>			
This property's energy rating is C. It has the potential to be C.			
<a href="#">See how to improve this property's energy efficiency.</a>			
The graph shows this property's current and potential energy rating.			
<b>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</b>			
For properties in England and Wales: the average energy rating is D the average energy score is 60			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### **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**