COOPER GREEN POOKS



50 Montague Place, Belle Vue, Shrewsbury, SY3 7NF

3 bedroom semi-detached house — £400,000 Freehold

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Coopergreenpooks.co.uk

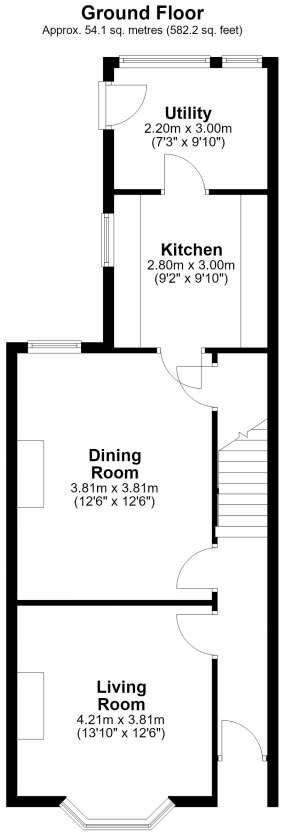
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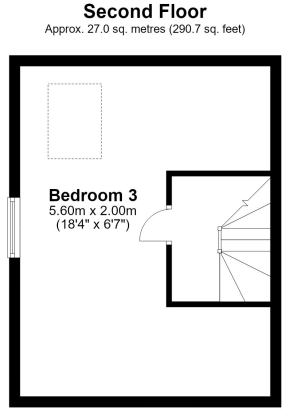
Located in a lovely setting within the heart of the Belle Vue conservation area, a short walk from Coleham and the town centre. This very attractive semi-detached Victorian property provides well maintained and characterful accommodation over three floors, along with a secluded courtyard garden.

KEY FEATURES

- Lots of original period features such as quarry tiled flooring, stained glass windows, stripped pine panelled doors and cast iron fireplaces.
- Entrance hall connecting to separate living and dining rooms. The living room has a bay to front, exposed boarded flooring and Victorian fireplace, while the dining room has a window to rear and a wood burner.
- Fitted kitchen with tiled flooring and integrated appliances.
- Good sized utility room which also provides access to the rear garden.
- Staircase from hall to the first-floor landing where there are two double bedrooms and a large family bathroom with separate shower.
- Staircase from first to second floor landing providing access to a further 3rd double bedroom which has a Velux to rear and further window to side.
- Gas fired central heating.
- To the front of the property there is a recently laid quarry tiled pathway and flower bed with traditional iron railings. A pathway leads along the side of the property to the enclosed rear garden which is mainly block paved for easy maintenance with established borders and three garden stores.
- Fantastic location in a quiet and pretty neighbourhood, just a short stroll from the town centre, as well as the vibrant Coleham area with its outstanding primary school, great pubs, cafe and many independent businesses.







Total area: approx. 125.4 sq. metres (1349.9 sq. feet)























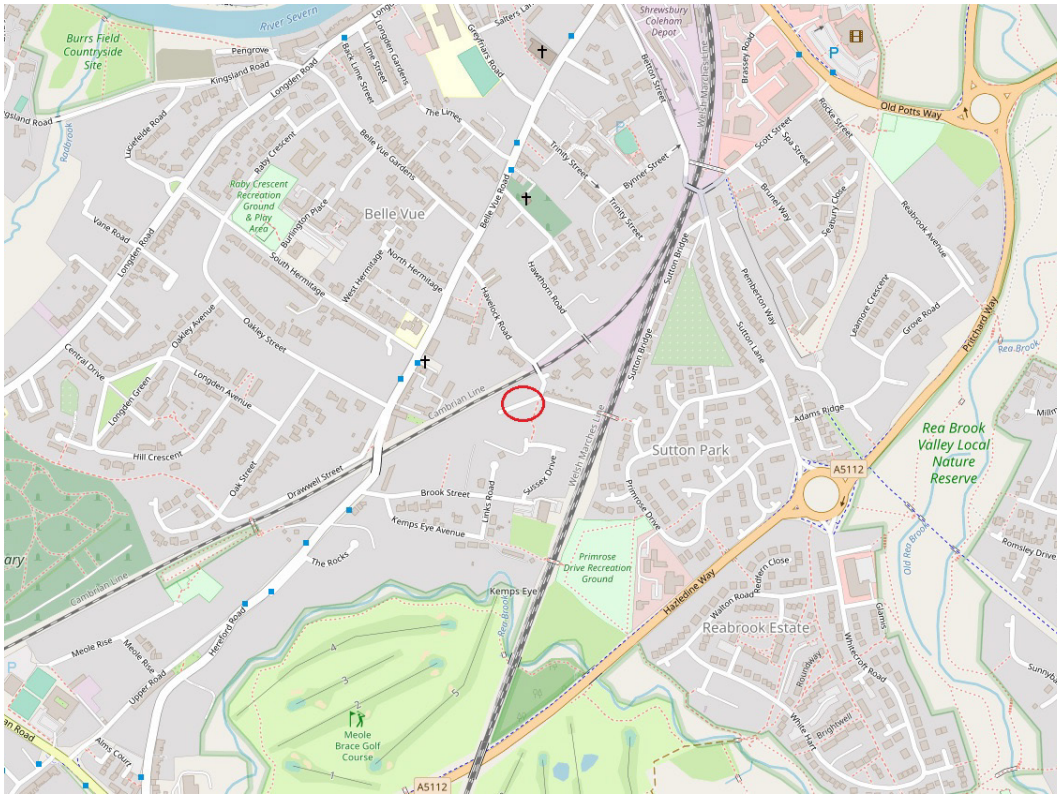


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BOUNDARIES NOT CONFIRMED

Tenure	**Freehold**
Local Authority	**Shropshire Council**
Council Tax	**Band B**
EPC Band	**Band D**
Services	**All mains services are connected**

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



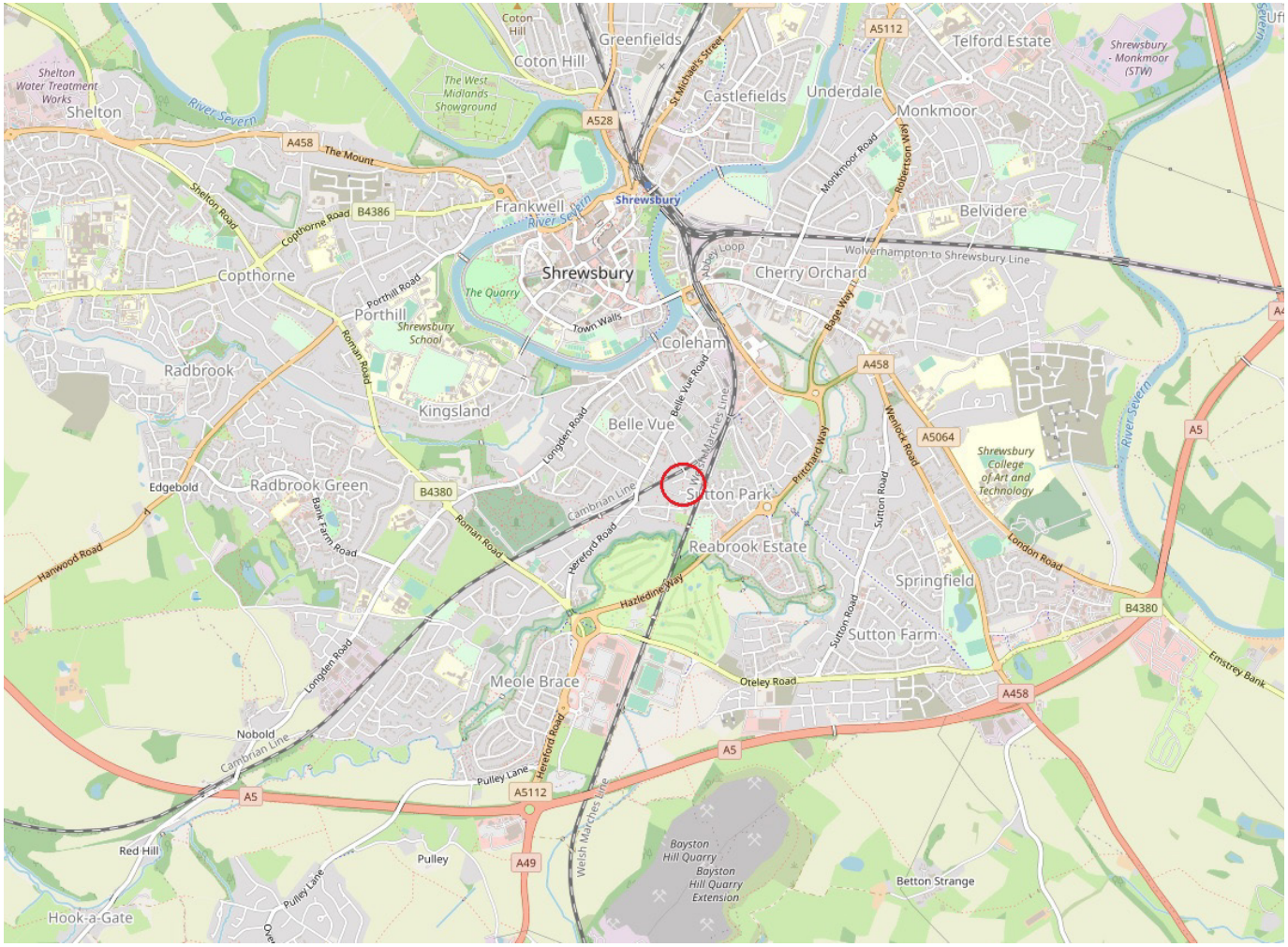
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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