



22 BETTON STREET
BELLE VUE | SHREWSBURY | SY3 7NY





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Close to town amenities.

A MUCH IMPROVED AND ATTRACTIVELY PRESENTED MATURE SEMI-DETACHED HOUSE, OFFERING AN EXCELLENT LIVING SPACE, SET WITH EASILY MAINTAINED GARDENS IN THIS MOST POPULAR LOCATION.

Popular and convenient location

Benefits from a new roof

Well proportioned rooms

Easily maintained gardens

No onwards chain



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

Approximate Area = 752 sq ft / 69.8 sq m

For identification only - Not to scale

DIRECTIONS

From Shrewsbury town centre proceed down Wyle Cop and over the English Bridge getting in the right hand lane and following the road right around the gyratory system and then proceeding around to the left towards Coleham. Continue along Belle Vue Road taking the left turn onto Betton Street and proceed almost to the top and the property will be seen on the right hand side.

SITUATION

The property is located in a popular area of Belle Vue which is close to schools and excellent suburban amenities whilst also within walking distance of Shrewsbury town centre. Shrewsbury itself offers an excellent range of shops, social facilities and a rail service.

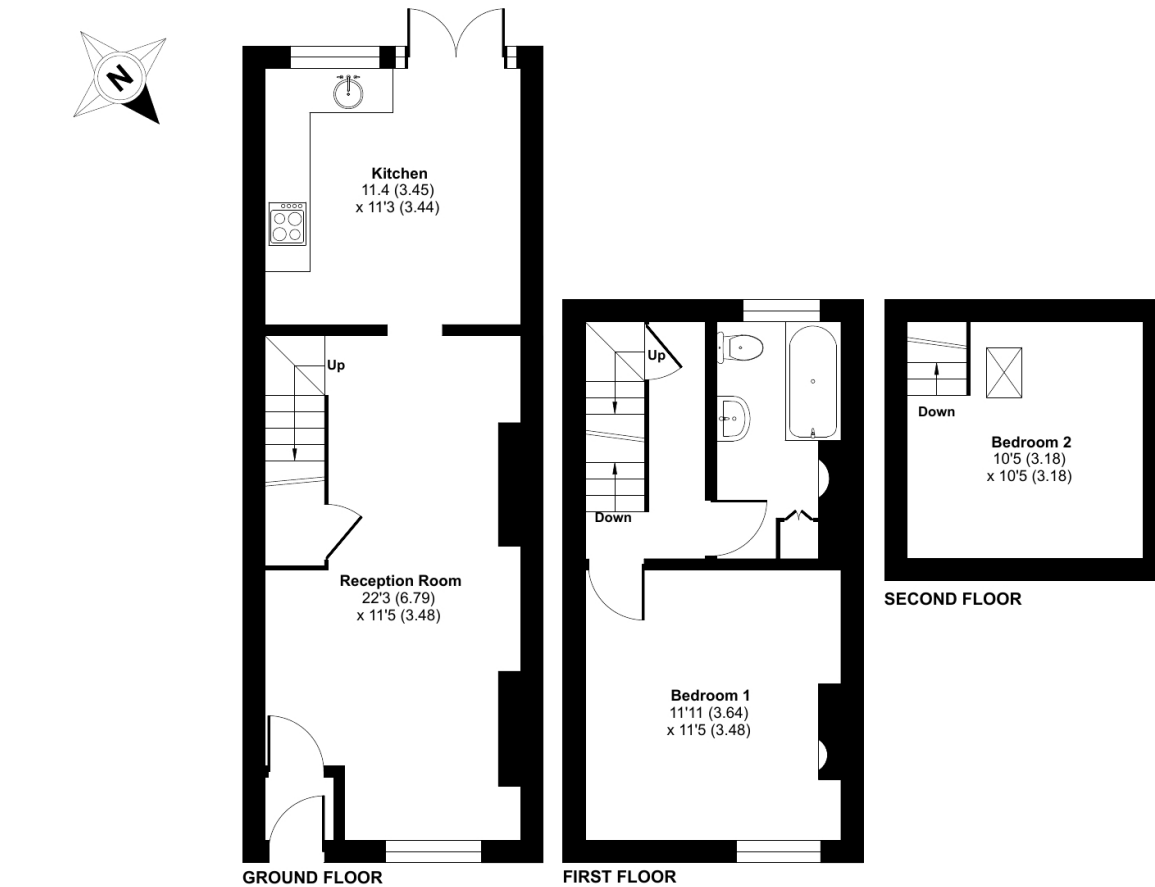
PROPERTY

A Charming Period Semi-Detached Home in a Highly Sought-After Location

Situated in the ever-popular Belle Vue district of Shrewsbury, within comfortable walking distance of the town centre, this most attractive mature semi-detached house offers beautifully presented and well-proportioned accommodation arranged over three floors.

The property has been significantly improved by the current owners in recent years, with notable enhancements including the installation of a new roof and extensive insulation works to the second-floor accommodation, improving both comfort and energy efficiency.

The ground floor provides a superb open-plan living environment, perfectly suited to modern lifestyles. A welcoming sitting room flows seamlessly through to a spacious and well-appointed kitchen/dining room, creating an excellent space for both everyday living and entertaining. Double doors open directly onto the rear garden, allowing an abundance of natural light and a



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checom 2026. Produced for Halls. REF: 1479046



wonderful connection between the indoor and outdoor spaces.

To the first floor, the principal bedroom is complemented by a stylishly fitted bathroom featuring a contemporary white suite. The second floor offers a further generously sized bedroom, providing flexible accommodation suitable for guests, a home office, or additional living space.



GARDENS

Outside, the rear gardens have been thoughtfully landscaped for ease of maintenance and enjoyment. Arranged with attractive cobbled and gravelled areas, the garden provides ideal seating spaces together with ample room for potted plants and container gardening, creating a delightful outdoor retreat.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand the property has the benefit of mains electricity, gas, water and drainage. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX & EPC RATING

Council Tax Band - A



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



