



1 Willow Cottages, Hereford Road, Belle Vue, Shrewsbury, Shropshire, SY3 7QL

£175,000

The extensive gardens are one of the great features of this property. Located on the end of a most attractive terrace in a favoured location convenient for the town centre, this two-bedroom house provides great potential. Accommodation includes: spacious Living Room, Rear Lobby, Kitchen, 2 Bedrooms and large Bathroom. No upward chain. Early viewing is recommended.



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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

Glazed entrance door.

Living Room

A most interesting room, with brick and stone fireplace with mantle and open grate, display shelf and cupboard to one side, exposed brickwork to one wall area and exposed ceiling beams, feature, stained leaded glass window to the side, double-glazed window to the rear.

Rear Lobby

Wooden door, and double-glazed door to the rear, staircase leads to First Floor Landing.

Kitchen

An interesting, triangular-shaped room with wooden base units, worktop with inset 1 1/2 bowl sink unit, double-glazed window to the rear.

First Floor Landing

Access to loft, useful storage cupboards.

Bedroom 1

Exposed floor boards, built-in wardrobe, double-glazed window enjoys views over garden to the rear.

Bedroom 2

A triangular shaped room with dual aspect double glazed windows overlooking garden, built-in wardrobe.

Bathroom

An interesting room fitted with a corner bath with shower fitting over, wash basin and WC, extensive tiled wall areas, double-glazed window.

Outside

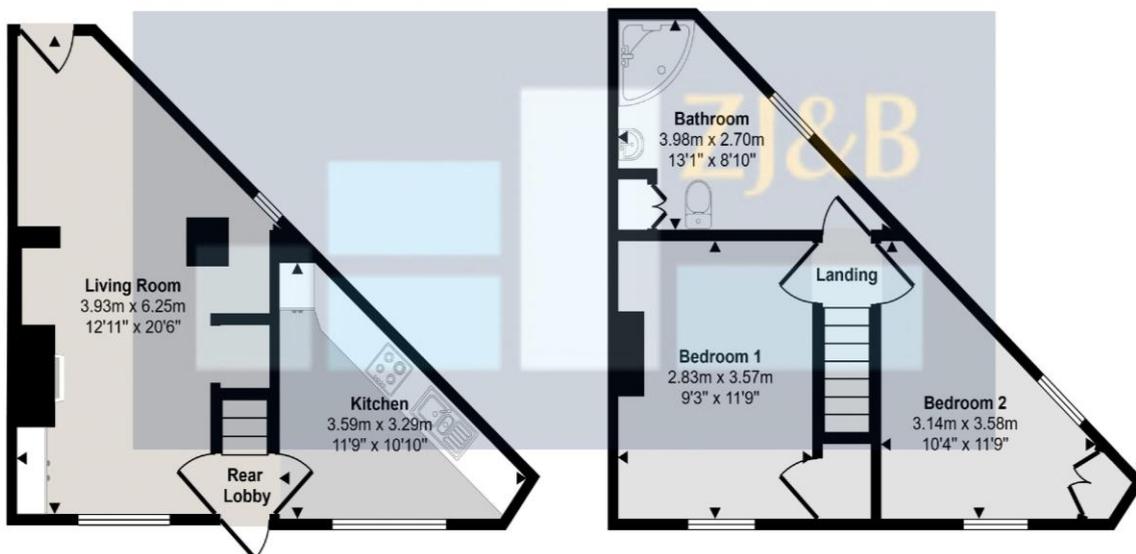
A feature of the property is the substantial garden. The Rear Lobby leads onto an extensive paved patio with lawn beyond and a good selection of shrubs set in beds and borders. There is an exceptionally spacious garden to the side of the property, which offers great privacy. The first section is grassland with an orchard, and steps lead down to a paved patio with rockery and shrub beds. A pathway leads through to the side of this area, where Leylandii hedging screens an area of grassland with further grassland beyond, shrubs and trees.

Council Tax Band A

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
57 sq m / 612 sq ft



Ground Floor
Approx 28 sq m / 304 sq ft

First Floor
Approx 29 sq m / 308 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

DynamicPDF Software v3.2 evaluation (www.DynamicPDF.com)

Energy performance certificate (EPC)		
1 Willow Cottages Hewford Road SPREWSBURY S12 7DA	Energy rating G	Valid until: 5 January 2036 Certificate number: 0350-2755-0590-2806-7705
Property type	End-terrace house	
Total floor area	41 square metres	

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-rental-registered-property-minimum-energy-efficiency-standards) (<https://www.gov.uk/guidance/domestic-rental-registered-property-minimum-energy-efficiency-standards>) (<https://www.gov.uk/guidance/domestic-rental-registered-property-minimum-energy-efficiency-standards>) (<https://www.gov.uk/guidance/domestic-rental-registered-property-minimum-energy-efficiency-standards>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is G. It has the potential to be C.

[See how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

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.

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		
55-68	D		
39-54	E		
21-38	F		
1-20	G	49	69



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