



15 Spa Street, Belle Vue, Shrewsbury, Shropshire, SY3 7PU

Offers in the Region Of £245,000

This is a particularly spacious 2-bedroom mid-terraced house offering a good deal more than the average house in the area. We highly recommend viewing for full appreciation.

Enjoying a popular location in the ever popular Belle Vue district. With an attractive southwest-facing 60' long garden, accommodation provides: Living Room, Dining Room, Breakfast Room, Kitchen, 2 Double Bedrooms, large Bathroom. GCH, DG.

No Upward Chain. Conveniently situated for the town centre.



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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

uPVC entrance door.

Living Room 15' 4" x 10' 11" (4.67m x 3.32m)
A generous room with fireplace with fuel effect fire inset, wooden display shelving to either side, radiator, double glazed window to the front.

Dining Room 15' 4" x 10' 11" (4.67m x 3.32m)
Radiator, double glazed French doors to attractive rear garden, staircase leads to First Floor Landing.

Breakfast Room 11' 0" x 7' 2" (3.35m x 2.18m)
Radiator, double glazed window to the side, cupboard housing Worcester gas fired central heating boiler.

Kitchen 11' 7" x 7' 2" (3.53m x 2.18m)
Fitted a range of contemporary units, worktops with inset sink unit, integrated electric double oven with 5 ring gas hob and filter hood above, tiled splash to work areas, double glazed window overlooks good size rear garden, tiled flooring, double glazed door to the rear.

First Floor Landing

Loft access.

Bedroom 1 15' 4" x 10' 11" (4.67m x 3.32m)
Range of fitted wardrobes with high level storage above, central dressing table, radiator, double glazed window to the front.

Bedroom 2 11' 0" x 9' 8" (3.35m x 2.94m)
Radiator, double glazed window overlooking rear garden.

Bathroom 10' 11" x 8' 1" (3.32m x 2.46m)
Fitted with white 4-piece suite including bath, tiled shower cubicle, wash basin and WC, radiator, double glazed window to the rear, built-in airing cupboard with shelving and radiator.

Rear Garden 60' 0" x 0' 0" (18.27m x 0.00m)
Approached from the Dining Room and Kitchen, onto a spacious patio with low wall retaining a shrub bed. The majority of the garden beyond is laid to lawn with a good selection of shrubs set around. The garden is approximately 60' in length

Council Tax Band B

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.

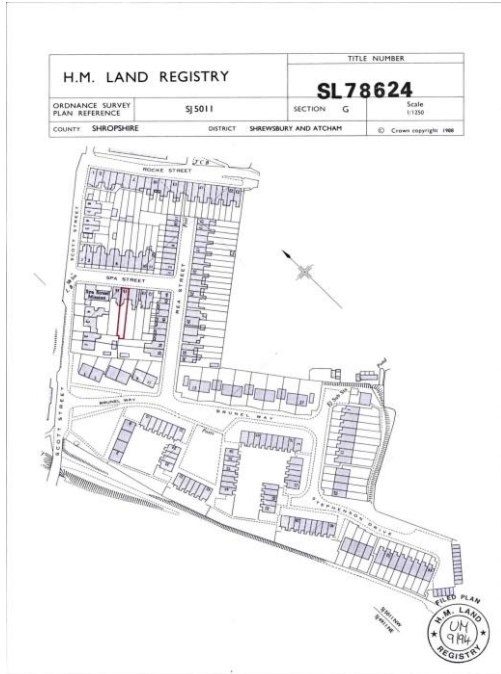
Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



15 Spa Street, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY



This is a copy of the title plan on 24 OCT 2025 at 10:55:15. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.
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Energy performance certificate (EPC)

15 Spa Street SHREWSBURY SY3 7PJ	Energy rating C	Valid until: 22 April 2036
		Certificate number: 6340-2102-6640-2526-4161

Property type	Mid-terrace house
Total floor area	72 square metres

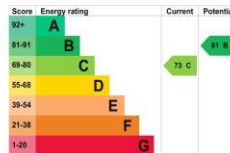
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

[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



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