



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



23 Trinity Street, Belle Vue, Shrewsbury, Shropshire, SY3 7PF

Offers in the Region Of £295,000

This appealing 3-bedroom terraced house provides character accommodation over 3 floors including: Living Room, Dining Room, Kitchen, modern Shower Room, 2 Double Bedrooms on The 1st floor and a further double Bedroom on the 2nd floor, attractive good-sized Garden and GCH (New Boiler 2024), The location is a real attraction, being within easy walking distance of the town centre, the thriving Longden Coleham with its independent small businesses and the highly regarded Coleham Primary School.

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

Decoratively glazed wooden entrance door.

Living Room

Quarry tile flooring, pine cupboards to alcove, radiator.

Dining Room

Again, with quarry tile flooring, radiator, alcoves to either side of chimney breast one with work surface and eye level cupboard, staircase leads to First Floor Landing.

Kitchen

Fitted with range of cream fronted units, wood effect laminate work tops, inset 1 1/2 bowl sink unit, integrated electric oven and 4 ring gas hob with filter hood above. Tiled surround to work areas, tiled flooring, radiator, useful walk in pantry/store cupboard, double glazed window and door to the rear.

Shower Room

Large, square shower cubicle with twin shower head, wash basin with cupboard beneath, WC, radiator, double glazed window to the rear.

First Floor Landing

Bedroom 1

Built in double wardrobe, radiator, secondary glazed sash window to the front.

Bedroom 2

Radiator, double glazed window overlooking the rear garden, door to staircase leading to Attic Bedroom.

Attic Bedroom 3

Double radiator, double glazed dormer window overlooking rear garden.

Rear Garden

Paved patio with extensive lawn beyond with shrub beds and selection of trees. Timber shed and enclosed by fencing. Residents' pathway provides access back to Trinity Street.

Front Garden

Quarry tile pathway leads to the entrance door, the front garden has a tiled patio and hedging to the front with herb garden and shrubs. External lighting.

Services

We understand that mains water, drainage, electricity and gas are connected to the property.

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**

Approx Gross Internal Area
75 sq m / 809 sq ft



Denotes head height below 1.5m

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 Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



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