ZJ&B
Zaza Johnson & Bath
Estate Agents

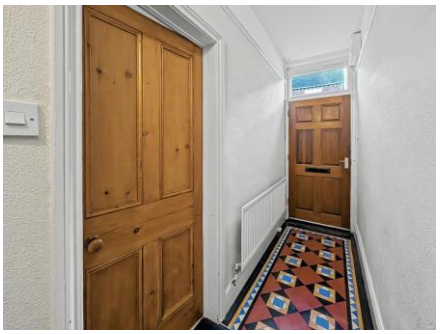
41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



9 Montague Place, Belle Vue, Shrewsbury, Shropshire, SY3 7NF

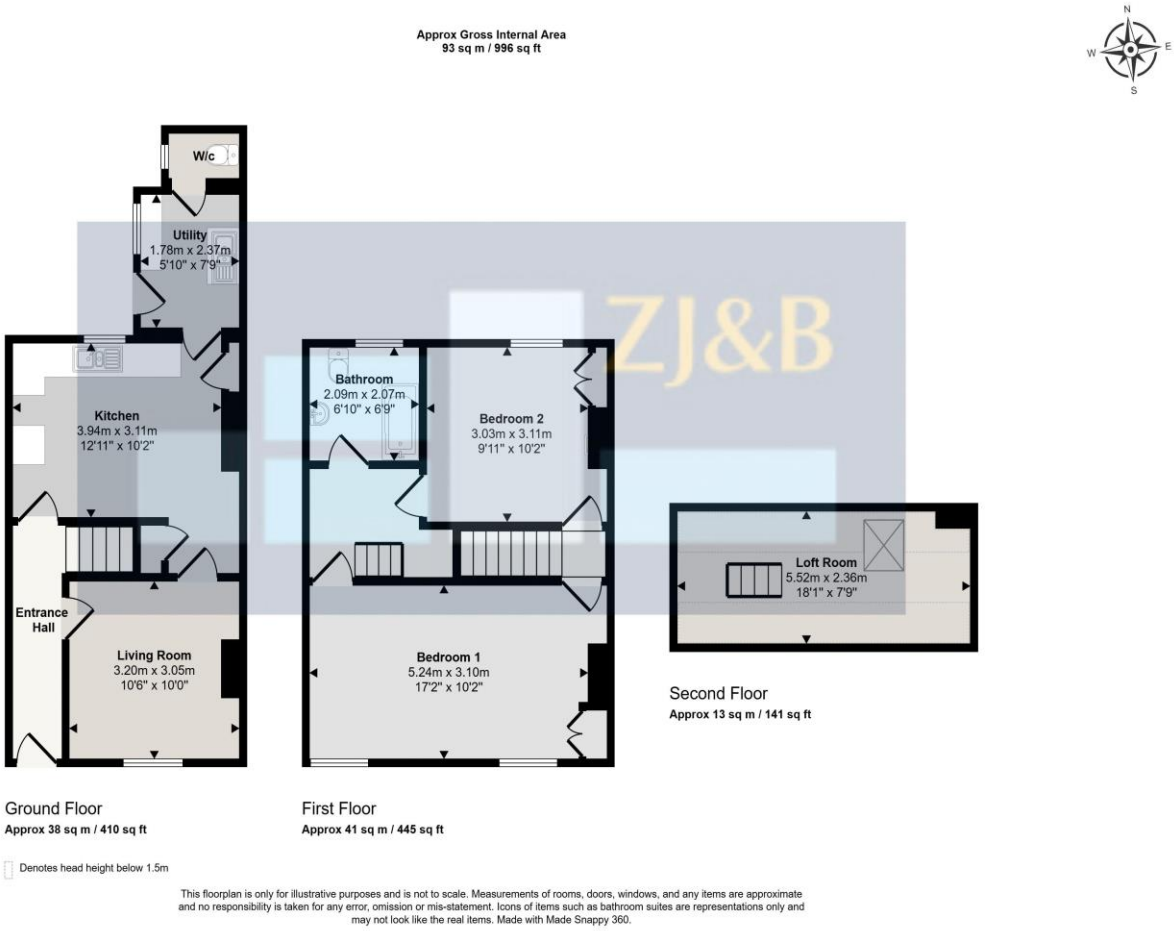
Offers in the Region Of £260,000







A delightful two-bedroom terraced home situated in the popular Belle Vue area of Shrewsbury, with a beautifully presented rear garden and offered for sale with no upward chain. The accommodation comprises a living room, kitchen/dining room, useful utility room and WC, together with two bedrooms and a bathroom. A particular highlight is the well-maintained rear garden, providing an attractive setting for relaxing and enjoying the outdoors. Two garden sheds offer useful storage, with one benefiting from an electricity supply. Belle Vue is a sought-after residential area, conveniently positioned for the independent shops, cafés and everyday amenities of nearby Coleham. Shrewsbury's historic town centre, riverside walks and the Quarry Park are also within easy reach, making this an appealing location for those looking to enjoy all the town has to offer



FLOOR PLANS FOR GUIDANCE ONLY







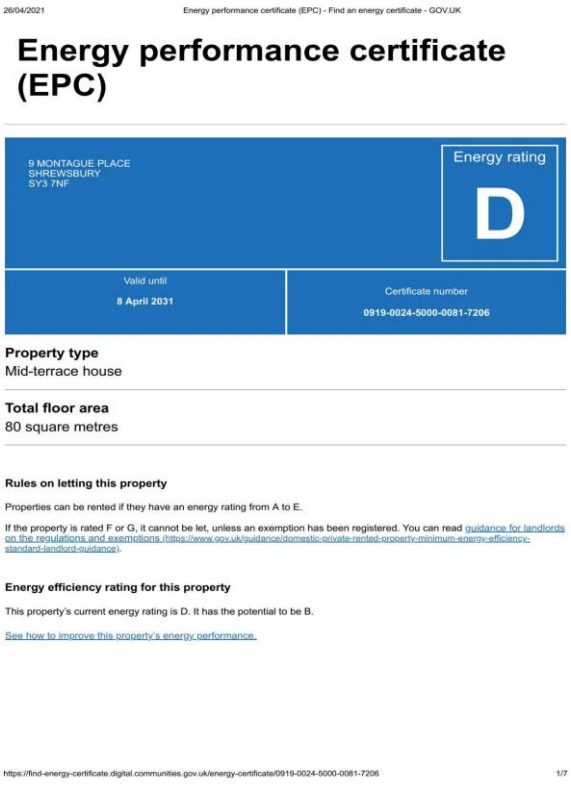












26/04/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

9 MONTAGUE PLACE
SHREWSBURY
SY3 7NF

Energy rating
D

Valid until
8 April 2031

Certificate number
0919-0024-5000-0081-7206

Property type
Mid-terrace house

Total floor area
80 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

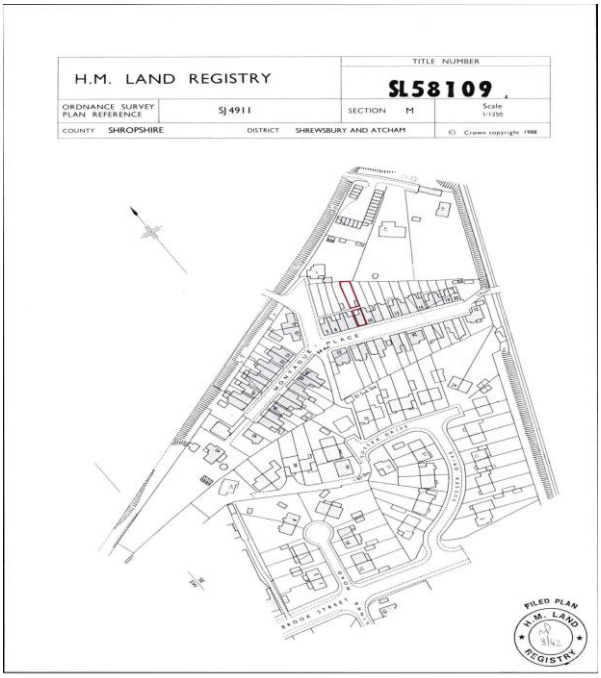
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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

See how to improve this property's energy performance.

https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0919-0024-5000-0081-7206 1/7



H.M. LAND REGISTRY

TITLE NUMBER
SL58109

ORDNANCE SURVEY PLAN REFERENCE SJ4911 SECTION M Scale 1/1250

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FILED PLAN H.M. LAND REGISTRY

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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.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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

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Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

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