



**40 Bynner Street, Belle Vue, Shrewsbury, SY3 7NZ**

3 bedroom semi-detached house — £450,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

**Situated within a very popular residential area, a short walk from the Quarry Park and town centre, this attractive property of character has been extended and improved to provide beautifully presented and thoughtfully designed accommodation, benefitting from a private landscaped garden and driveway parking.**

### KEY FEATURES

- Entrance hall with doors to both reception rooms and staircase to landing
- Living room with a feature wood burning stove and fitted cupboards, and a separate dining room which also has a feature fireplace
- The impressive open plan kitchen/breakfast room has been very well-designed, with multiple windows, roof light, and bi-folding doors onto the garden
- A range of well-fitted units to the kitchen, complete with integrated appliances and island unit/breakfast bar
- Very practical utility with fitted units to match the kitchen and access to both the cloakroom and garden room
- There is also a cellar providing excellent storage, with potential for conversion if required
- On the first floor are three generous double bedrooms and a large family bathroom with corner shower
- Gas fired central heating and double glazed windows, most of which have been replaced within the last two years
- Private landscaped garden, designed for easy maintenance, comprising areas of artificial lawn, paved terraces, planted beds, and useful timber garden stores. The garden room is fully glazed to one elevation, with external access to both sides, and has been kitted out with a bar and outdoor kitchen area creating a lovely covered space for entertaining
- To the side of the property is a driveway providing off street parking for one car
- A superb location, a short walk from Coleham and its excellent range of amenities and primary school, as well as being just a 5–10-minute walk over the Greyfriars bridge into the Quarry Park and town centre

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
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01743 276666

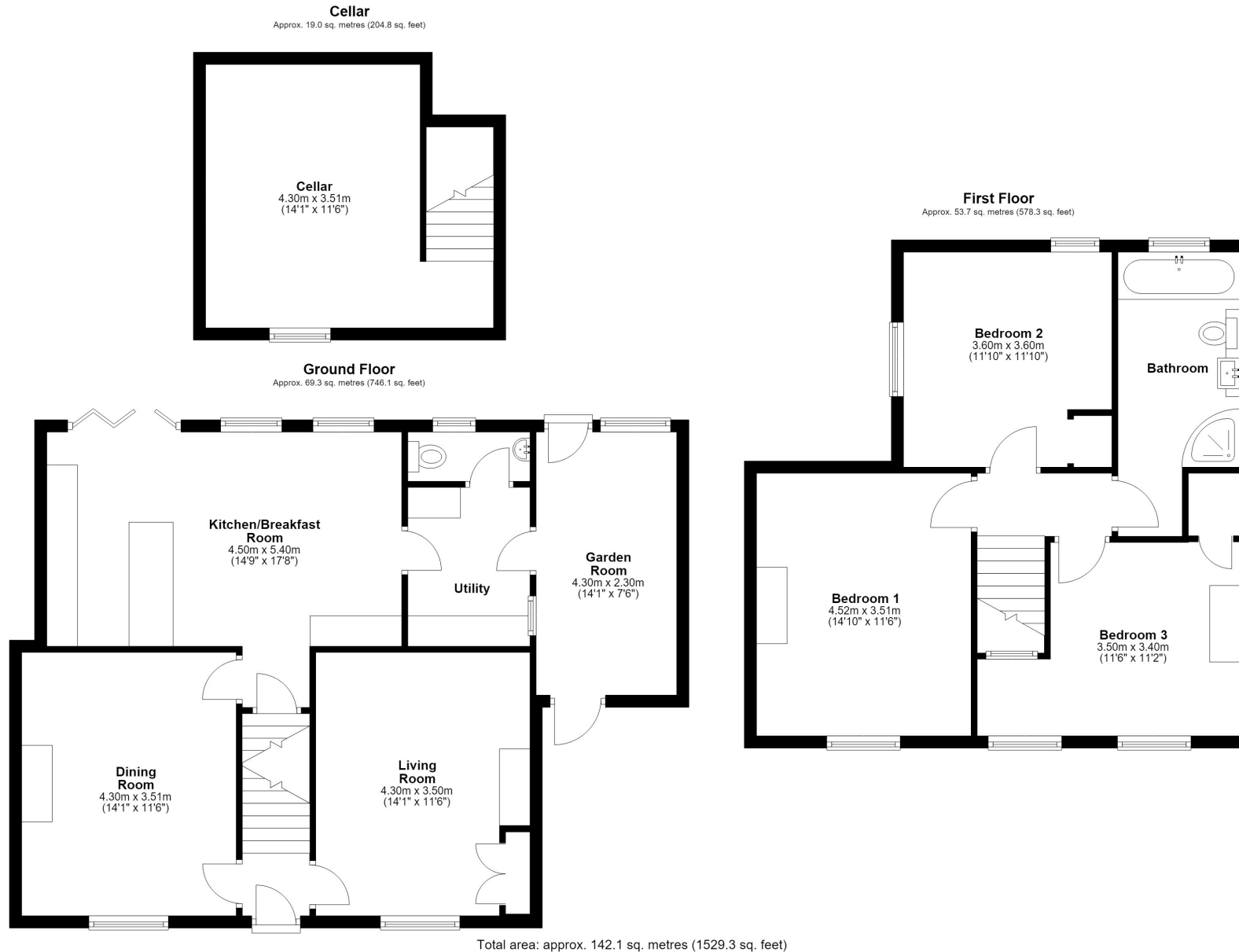


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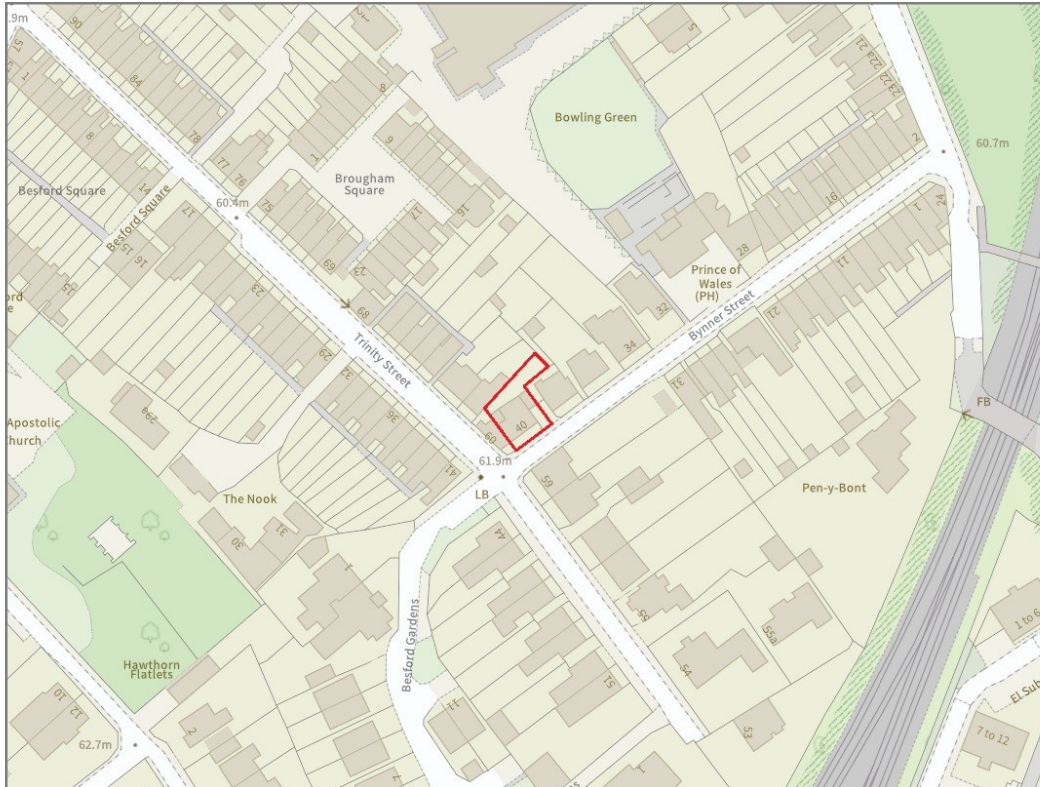
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>Band C</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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Your home may be repossessed if you do not keep up repayments on your mortgage.

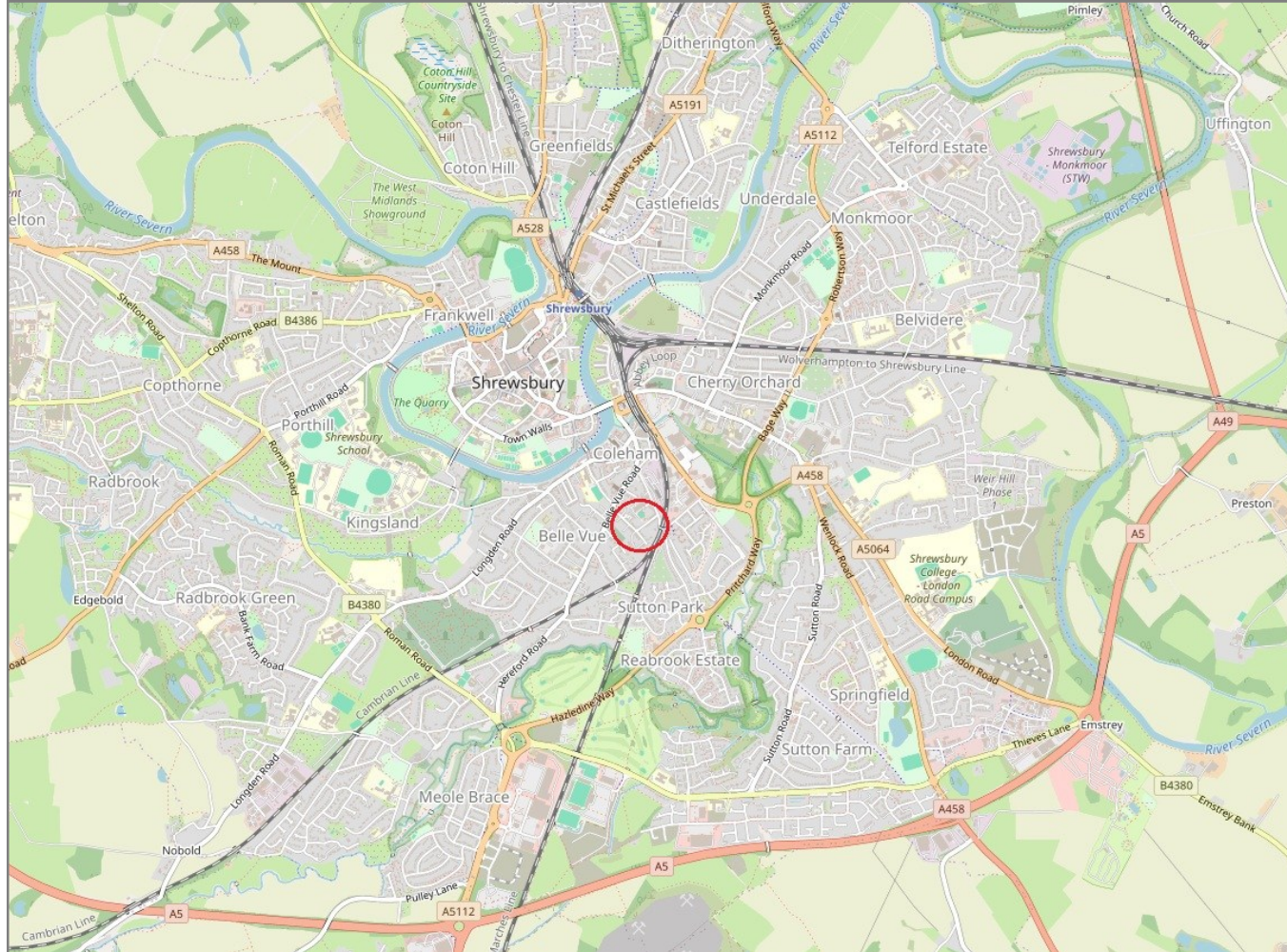
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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