



**9 Besford Square, Belle Vue, Shrewsbury SY3 7PG**

2 bedroom terraced house—£199,995 Freehold



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[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

Quietly situated within a sought-after location, this attractive two-bedroom terrace of character has been extended and improved over the years to provide well-designed accommodation, benefitting from a private garden and courtyard.

### KEY FEATURES

- Living room with feature fireplace and window to front
- Separate dining room opening to the fitted kitchen, which has exposed beams and access to the rear courtyard
- On the first floor are two bedrooms and a family bathroom with shower, the second bedroom also has a vaulted ceiling with exposed beams
- To the front of the property is an attractive private garden, laid to lawn with a paved terrace and planted borders
- There is also a courtyard to the rear with gated access onto Trinity Street
- A superb location within a very popular residential area, just a short walk from Coleham and its excellent range of amenities, the Quarry Park and town centre
- The property benefits from new carpets and re-decorated walls throughout
- Sold vacant with no upward chain
- Ideal for first time buyers

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

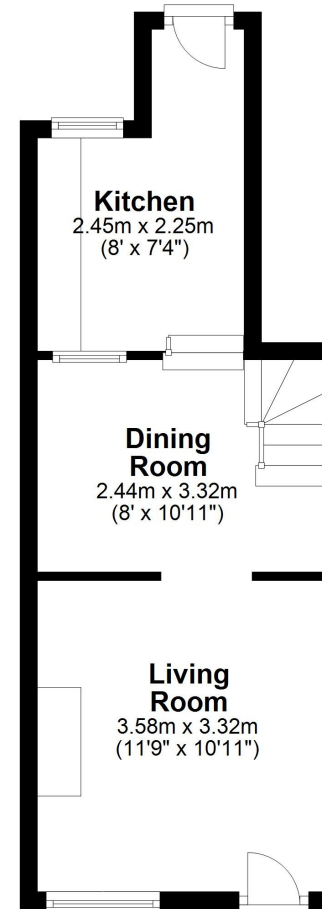
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01743 276666



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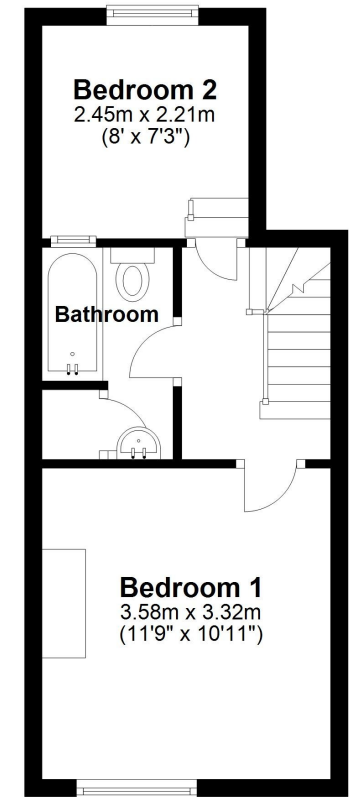
### Ground Floor

Approx. 30.2 sq. metres (325.5 sq. feet)



### First Floor

Approx. 26.4 sq. metres (283.6 sq. feet)



Total area: approx. 56.6 sq. metres (609.1 sq. feet)









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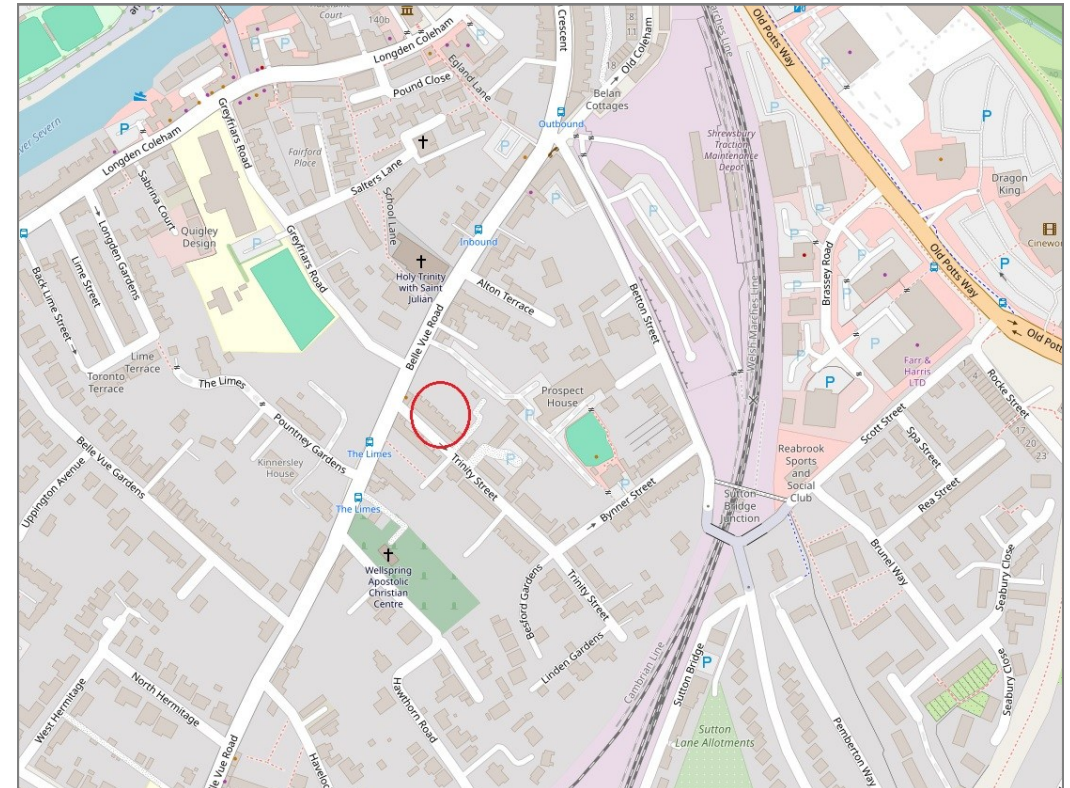
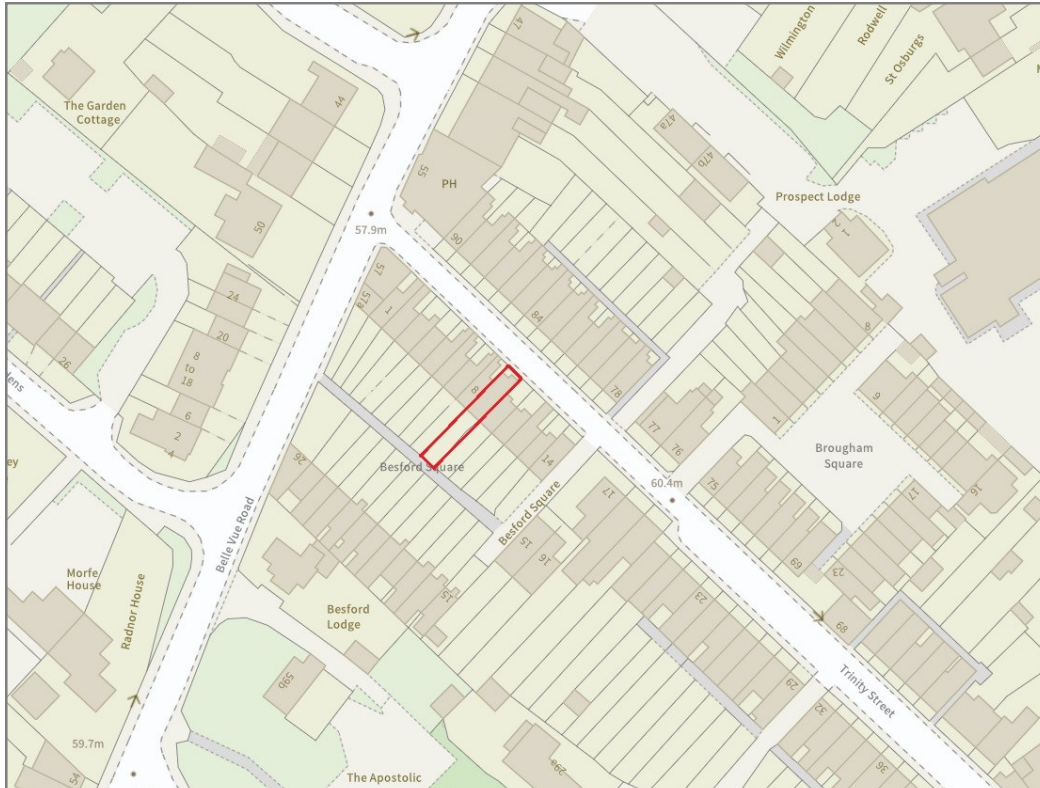
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**BOUNDARIES NOT CONFIRMED**

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

**Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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**01743 276666**



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.

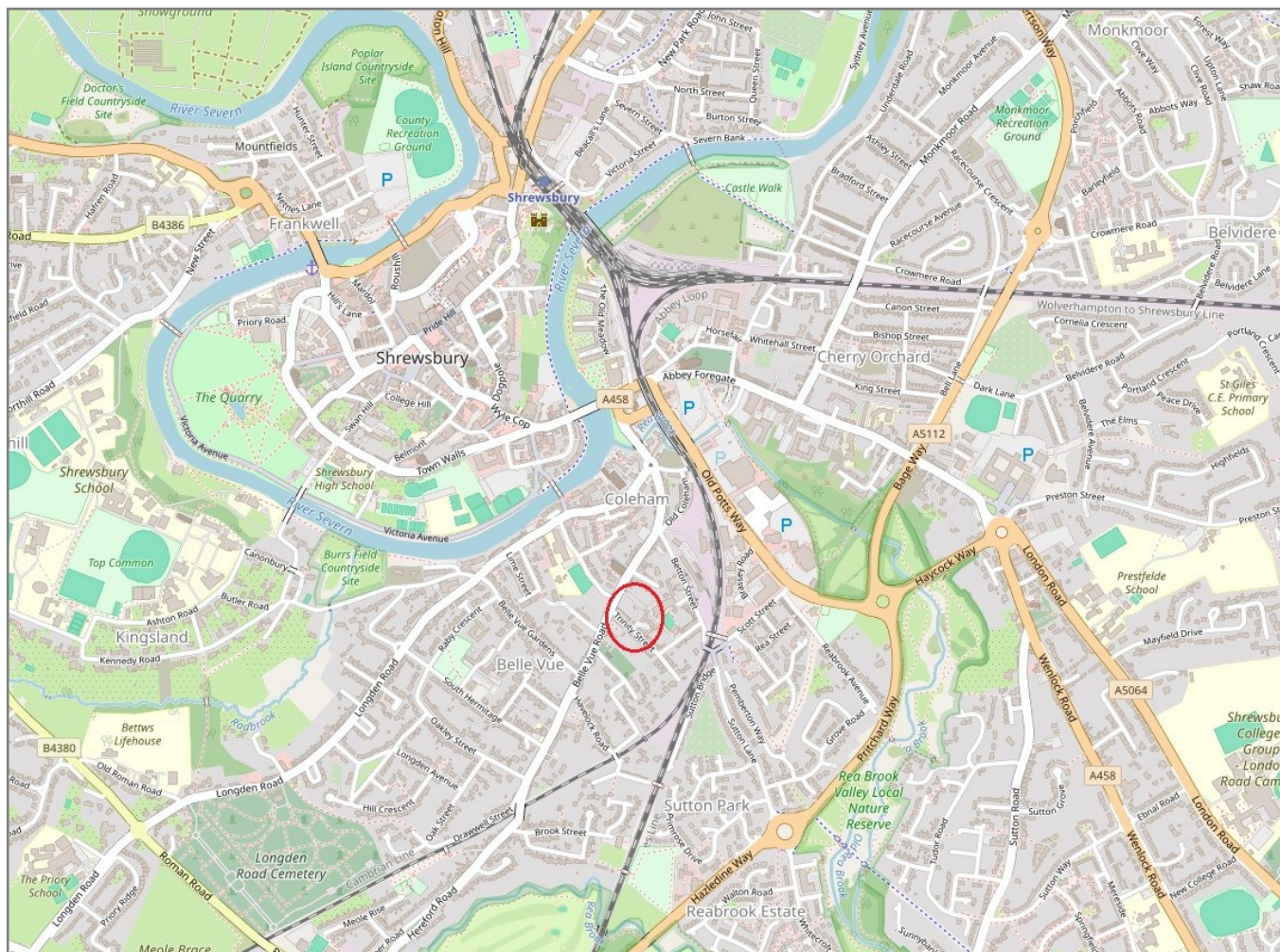


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