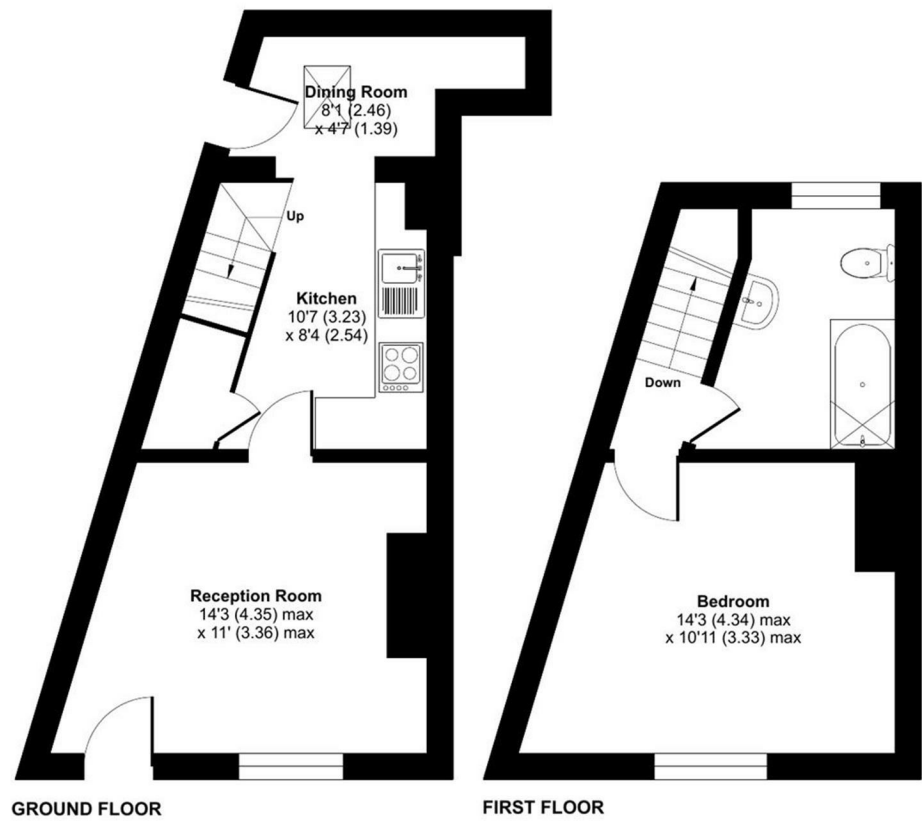


FOR SALE

93 Belle Vue Road, Shrewsbury, SY3 7NJ



Approximate Area = 517 sq ft / 48 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rñcheom 2025. Produced for Halls. REF: 1385640

FOR SALE

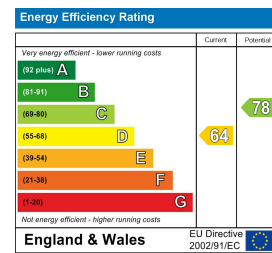
Offers in the region of £175,000

93 Belle Vue Road, Shrewsbury, SY3 7NJ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A charming end of terrace home, offering well proportioned accommodation, situated in an incredibly popular location on the outskirts of Shrewsbury Town Centre.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Close to town amenities.



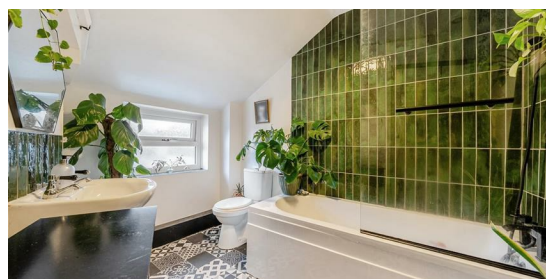
1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- A beautifully presented 1 bedroom 2 storey house
- Sitting room with log burner
- Open plan kitchen/dining area
- Large double bedroom
- Bathroom
- Front garden

SITUATION

Situated in Belle Vue, a popular area less than a 10 minutes walk to the town centre, known for its friendly community feel and annual Arts Festival. It's also only a stone's throw to neighbouring Coleham, offering a variety of independent retailers, eateries, and pubs.

Ideally placed for Shrewsbury and all amenities including Schools, Shops, Supermarkets, Doctors, access to the A5/M54 motorway and has lovely walks to the Town Centre over the English Bridge and along the Quarry, and the banks of the River Severn. There are an array of wonderful boutique shops and restaurants on Wyle Cop, about 0.4 miles and into the Square which holds a number of events throughout the year and has a bespoke cinema. Shrewsbury benefits from the Quarry Park, which is the main recreational park in the town, encompassing 29 acres of parkland with riverside walks, a playground and cafes, with the Boat House Inn as a popular eatery.

DIRECTIONS

From Shrewsbury proceed down Wyle Cop, over the English Bridge getting in the right hand lane following the gyratory system around to the right, then bear left towards Coleham. Continue along onto Belle Vue Road and the property will be seen after a short distance on the left hand side.

What3words: ///figure.knots.curvy

DESCRIPTION

93 Belle Vue Road is an attractive, charming and deceptively spacious one double bedroom period end of terrace house that has been updated and is beautifully presented throughout.

The accommodation includes a well proportioned sitting room with an exposed brick chimney breast with a log burning stove, a modern fitted kitchen with historic extension that provides a dining area and useful storage area perfect for the fridge or washing machine. There is also rear access here Havelock Road. Stairs lead to the landing where there is a large double bedroom with wonderful wooden floors and a re-fitted bathroom. Outside is a small front garden with parking available on street.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'A' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.