



**Zaza Johnson & Bath**  
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: [www.zjandb.com](http://www.zjandb.com) ■ Email: [info@zjandb.com](mailto:info@zjandb.com)



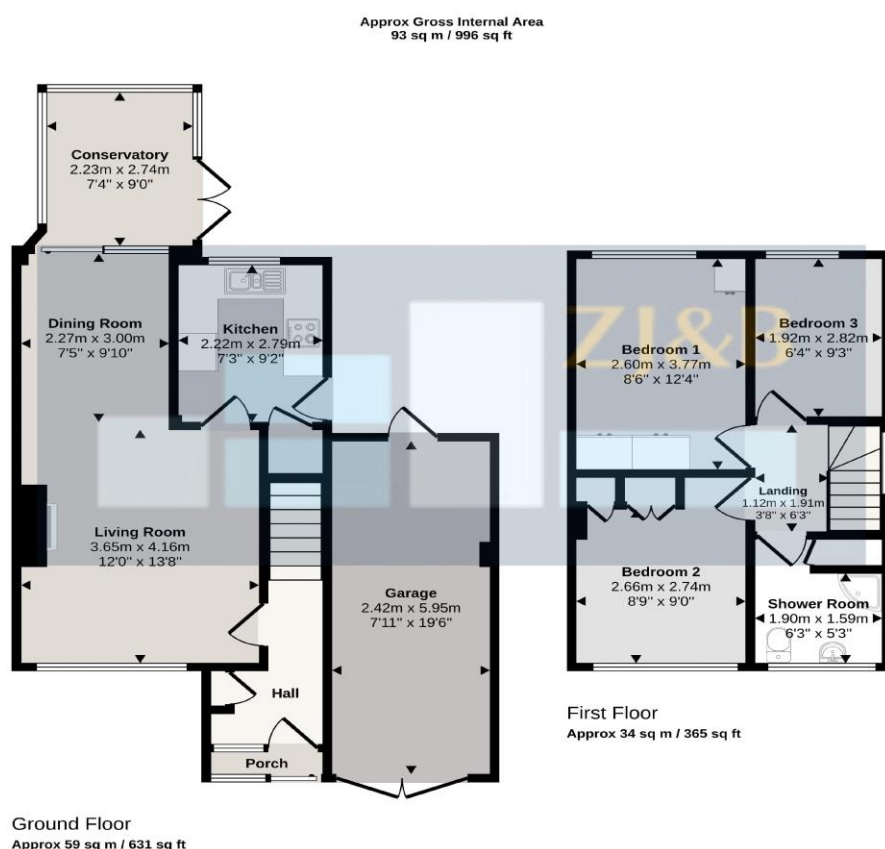
## **74 Leamore Crescent, Belle Vue, Shrewsbury, Shropshire, SY3 7QD**

**£290,000**

**A very well presented 3-bedroom semi-detached home, complemented by a large beautifully landscaped Southwest facing garden.**



We really rate this mid twentieth century 3-bedroom semi-detached house. Situated within convenient walking distance of the town centre and all the attractions it offers, the accommodation is very well presented and complemented by the large beautifully landscaped Southwest facing garden. A useful, enclosed porch gives access to the main entrance hall. The main open plan lounge/dining room provides a generous living area with a feature fireplace. The dining area is spacious enough to accommodate a good sized dining table. Beyond, patio doors lead through to a Victorian style conservatory with a tiled floor and windows and doors overlooking the impressive garden. The kitchen has laminate flooring, modern cream gloss fronted units and wood effect laminate work tops and a range Integrated appliances including a hob with extractor hood above, oven and microwave, dishwasher, washing machine and fridge. There is also a useful built in pantry. Upstairs, the landing leads to 2 large double bedrooms, each with a range of built in furniture, the third bedroom will also fit a double bed. The shower room is fitted with a modern 3 piece suite and a cupboard contains the gas fired central heating boiler. The front garden is gravelled and a pressed concrete drive leads to the garage. The rear garden is a delight, bordered by bungalows, it offers great privacy. It has been professionally landscaped and is arranged into several sections. The first is a gravelled patio leading onto a quality stone paved terraced seating area. A pathway is flanked to either side by lawns and goes on to productive vegetable beds and a further gravelled area with a garden shed and paviour patio. We think that you will be as impressed as us and we recommend arranging a visit to see for yourselves.



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 Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



## Energy performance certificate (EPC)

|                                               |                           |                                                 |
|-----------------------------------------------|---------------------------|-------------------------------------------------|
| 74, Leamore Crescent<br>SHREWSBURY<br>SY3 7QD | Energy rating<br><b>D</b> | Valid until:<br>30 April 2029                   |
|                                               |                           | Certificate number:<br>0398-5014-7265-6541-2979 |

Property type Semi-detached house

Total floor area 70 square metres

### Rules on letting this property

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

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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

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

[See how to improve this property's energy efficiency.](#)



This is a copy of the title plan on 21 OCT 2026 at 10:22:12. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Telford Office.

## 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**

## FREE MORTGAGE ADVICE

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**