



5 Central Drive, Belle Vue, Shrewsbury, Shropshire, SY3 7HQ

£345,000

We recommend spending time taking in this impressive 3 bedroom family home. Well located in one of Shrewsbury's most popular areas - convenient for the town centre, accommodation includes: Enclosed Porch, Hall, Living Room, Kitchen/Dining Room, Ground Floor Shower Room, Utility Room, Excellent Garden Room, 3 Double Bedrooms, 1st Floor Bathroom and Ample Driveway. Attractive Garden with an external Garden Room. Early Inspection is recommended.



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

Accommodation comprises

uPVC double glazed entrance door.

Enclosed Porch

Double glazed windows.

Hall

Wall mounted heater, quality wood effect flooring, window to the front, staircase leads to First Floor Landing.

Living Room

Quality wood effect laminate flooring, feature exposed brick fireplace with ornate gas fire supplying central heating system, radiator, useful storage cupboards, large double glazed window to the front, wall lights.

Kitchen/Dining Room

Recently fully refitted with an excellent range of contemporary units with laminated work tops, inset sink unit, integrated electric double oven, 4 ring gas hob with filter hood above, tiled surround to work areas, wood effect laminate flooring, large radiator, double glazed window to the front, door to Utility Room.

Shower Room

Fitted with 3 piece white suite providing a fully tiled corner shower cubicle, wash basin and WC, useful storage cupboard and window to the rear.

Utility Room

Range of power points, double glazed window and door to rear.

Garden Room

Double glazed French doors lead to rear garden, wood effect laminate flooring, wall mounted heater, timber panelling, store cupboard.

Spacious First Floor Landing

Double glazed window to the front, built in airing cupboard and access to the loft.

Bedroom 1

2 double glazed windows overlook attractive garden, radiator, radiator, wall mounted heater, range of fitted wardrobes with mirror fronted sliding doors.

Bedroom 2

Radiator, wall mounted heater, double glazed window to the front.

Bedroom 3

Radiator, wall mounted heater, double glazed window to the front.

Bathroom

Fitted with white 3 piece suite providing bath will wall mounted electric shower and fully tiled walls around, wash basin, WC, heated towel rail, built in storage cupboard, double glazed window.

Rear Garden

From the Utility Room door leads on to a paved patio with raised shrub bed and lawn beyond, raised border and shrub bed. The patio leads round to a useful covered area and door to Garage.

Timber Garden Room

Wood style laminate flooring and power supply.

Outside - Front

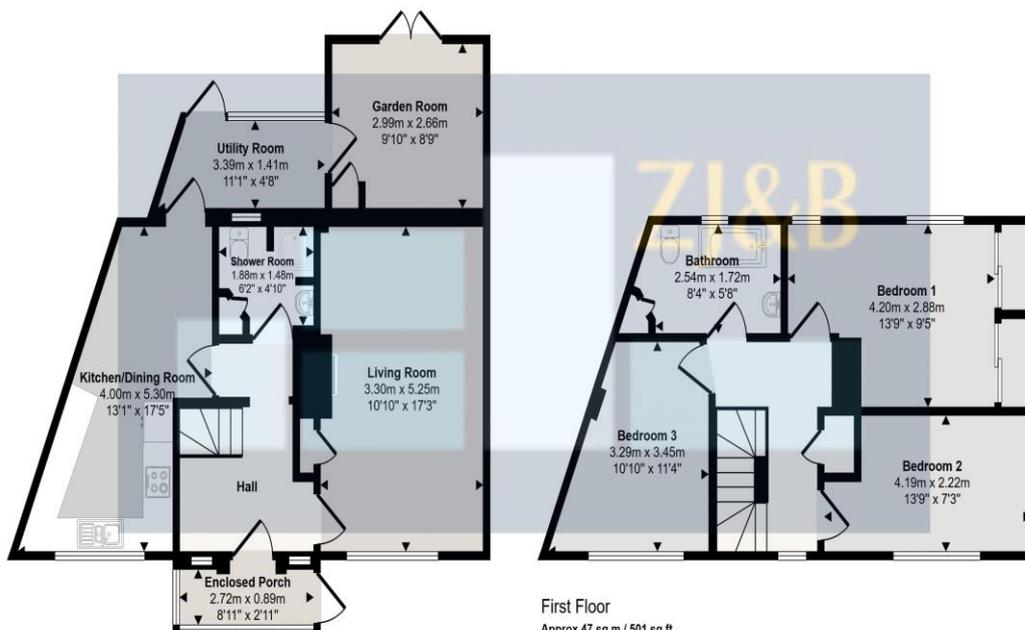
The property is approached over a wide gravel driveway providing parking space. The front garden is laid to lawn with shrubs set around and enclosed by fencing.

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.

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

Approx Gross Internal Area
109 sq m / 1170 sq ft



Ground Floor
Approx 62 sq m / 668 sq ft

First Floor
Approx 47 sq m / 501 sq ft

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



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Energy performance certificate (EPC)

5 Central Drive SHREWSBURY SY3 7HQ	Energy rating D	Valid until: 20 September 2033
		Certificate number: 0037-3321-5300-0930-0222

Property type: End-terrace house
Total floor area: 93 square metres

Rules on letting this property

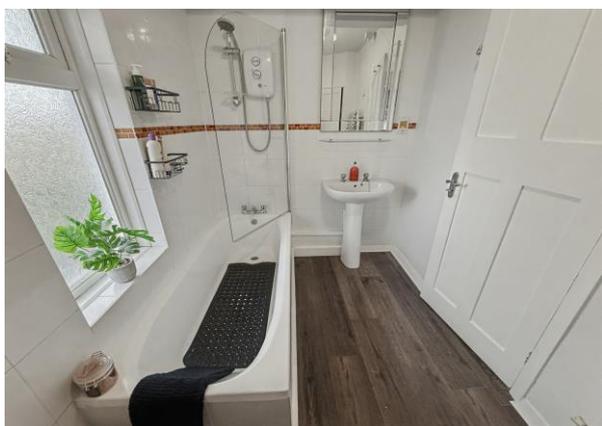
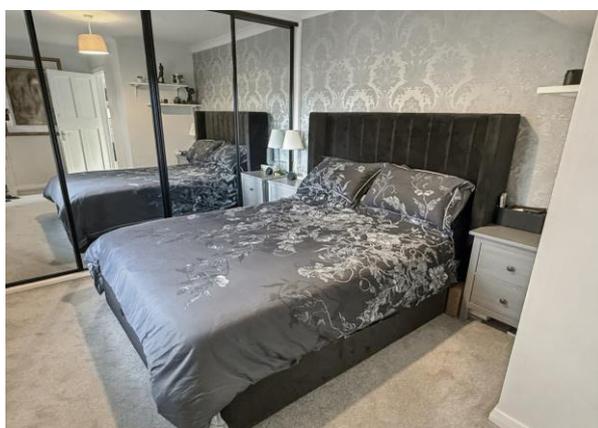
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-lanlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-lanlord-guidance).

Energy rating and score

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

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



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 will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **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