



**51 Belle Vue Gardens, Belle Vue, Shrewsbury, SY3 7JH**

4 bedroom terraced house — £725,000 Freehold

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Coopergreenpooks.co.uk

£725,000 Freehold — 4 bedroom terraced house

sales@cgpooks.co.uk

**Quietly situated within a sought-after residential area, a short walk from the Quarry Park and town centre, this beautifully presented terraced house of character has been renovated and significantly improved to provide thoughtfully designed accommodation, finished to an exceptionally high standard throughout, while retaining plenty of period features. The property also benefits from a fantastic private garden, integral garage, and purpose-built versatile garden room.**

## KEY FEATURES

- Lovely entrance hall with original tiled flooring and turning staircase to a light and spacious landing
- Living room with solid wood parquet flooring, feature bay window, fireplace and wood burning stove
- The rear of the property has been completely re-configured to create an impressive open plan kitchen/dining room and family room, having bespoke windows and a glazed door leading onto the garden
- A range of well-fitted units to the kitchen, complete with quartz work surfaces, island unit/breakfast bar, natural stone tiled flooring with underfloor heating, and a range-style cooker
- There is also a very practical separate utility with plenty of fitted storage, a WC/cloakroom, and cellar which provides excellent additional storage with potential for conversion if required
- On the first floor are four generous bedrooms, a family bathroom with roll-top bath, and en-suite to bedroom one. Bedrooms two and three also have feature fireplaces, and bedroom four has built-in cupboards and is currently used as a nursery
- Restored timber double glazed sash windows and gas fired central heating throughout
- The beautifully landscaped garden comprises a large Indian stone paved terrace with feature wall and steps leading down to the lawn, where there are planted borders and a gravelled pathway. At the bottom of the garden is a purpose-built timber frame building, currently used as a gym but would also make a fantastic home office, studio or garden room
- To the front of the property is a decorative tiled pathway, reinstated wrought iron railings, gravelled courtyard and block paved driveway providing access to the garage, which has double doors to the front and access to the garden
- A fantastic location on a very popular street, a short walk from the vibrant Coleham area, with its outstanding primary school, café, riverside pub/restaurant and many other independent businesses. The town centre is also just a 5/10-minute walk from the property via the Greyfriars footbridge, as well as some scenic riverside walks and the beautiful Quarry Park

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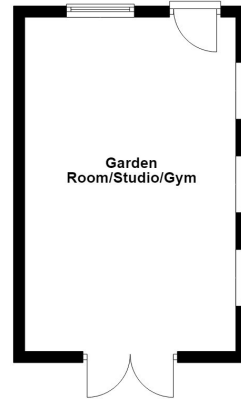
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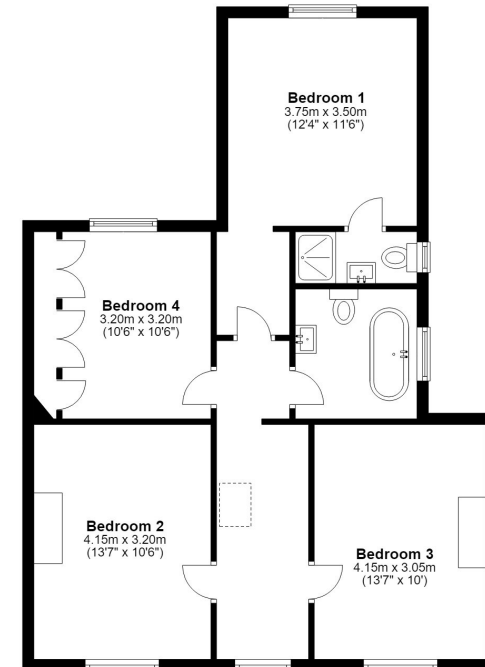
## Ground Floor

Approx. 98.3 sq. metres (1058.0 sq. feet)



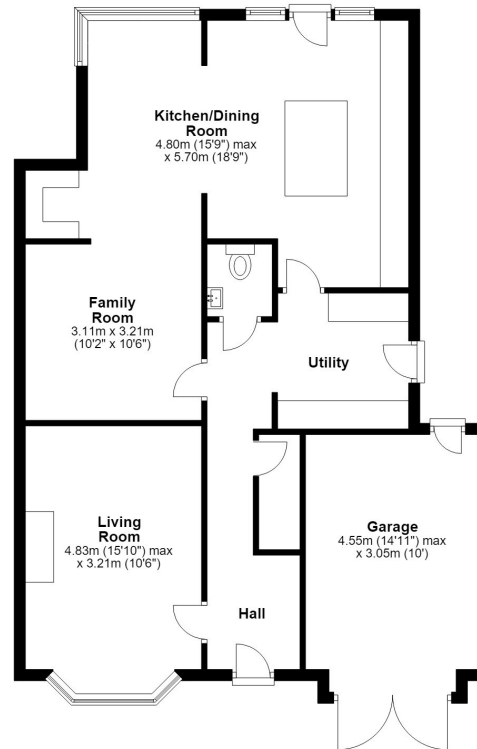
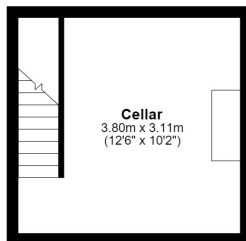
## First Floor

Approx. 68.4 sq. metres (736.0 sq. feet)



## Cellar

Approx. 14.9 sq. metres (160.2 sq. feet)



Total area: approx. 181.6 sq. metres (1954.3 sq. feet)













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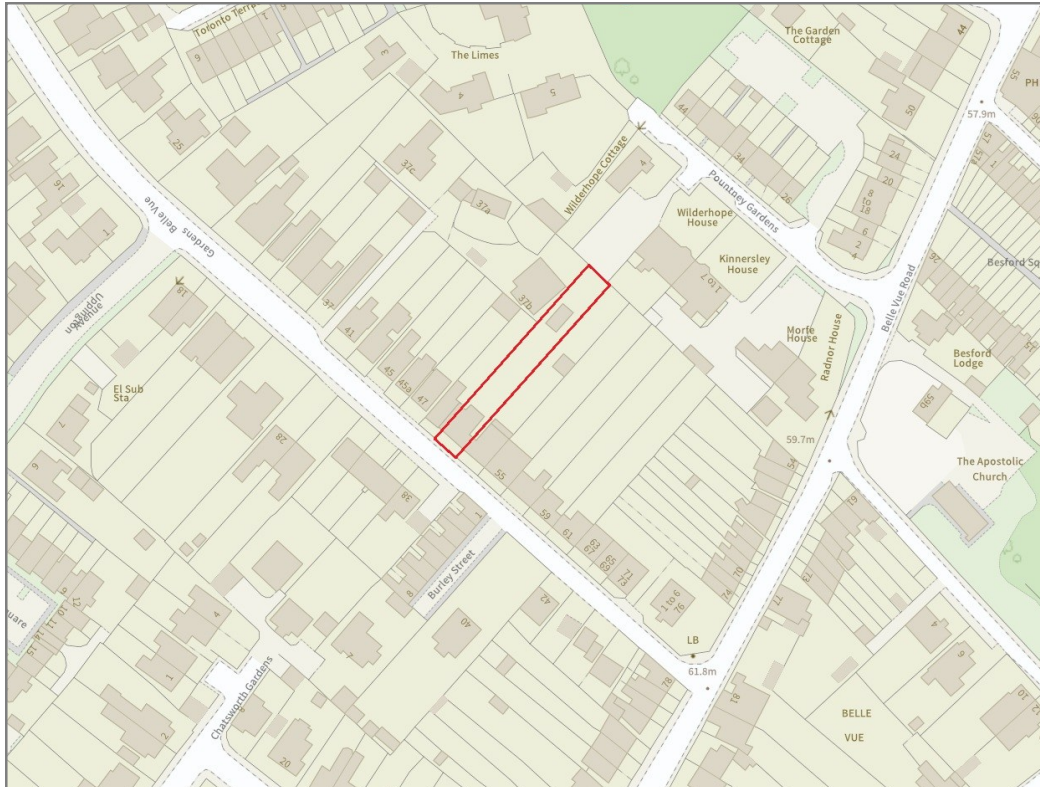
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</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

**Cooper Green Pooks**  
**01743 276666**



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

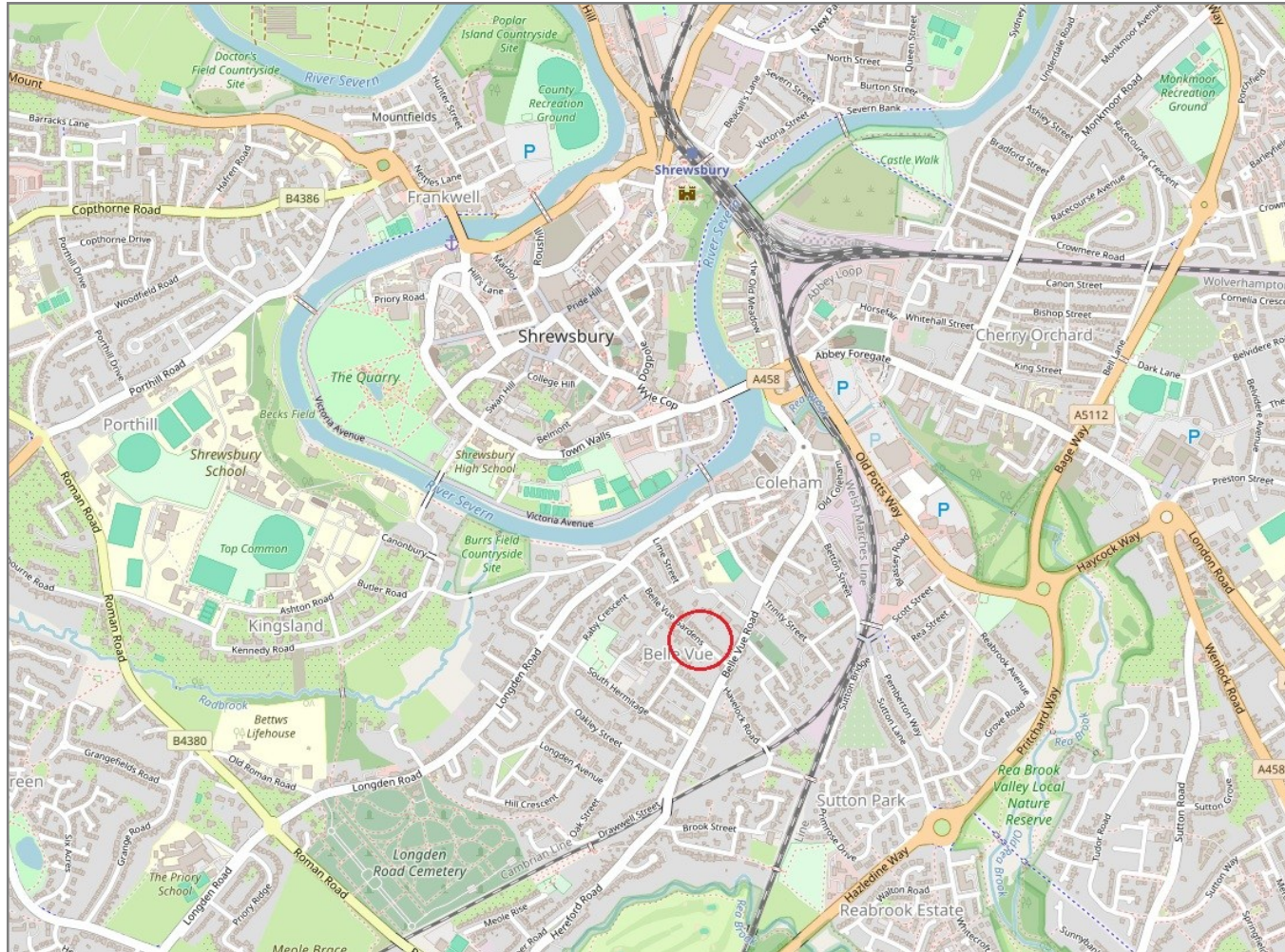
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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