



50 Montague Place, Belle Vue, Shrewsbury, SY3 7NF

3 bedroom semi-detached house — £415,000 Freehold

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Coopergreenpooks.co.uk

£415,000 Freehold — 3 bedroom semi-detached house

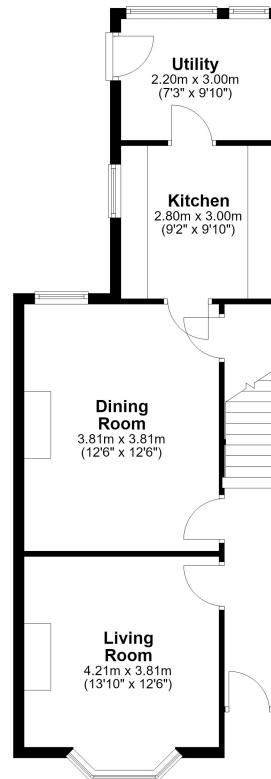
sales@cgpooks.co.uk

Located in a lovely setting within the heart of the Belle Vue conservation area, a short walk from Coleham and the town centre. This very attractive semi-detached Victorian property provides well maintained and characterful accommodation over three floors, along with a secluded courtyard garden.

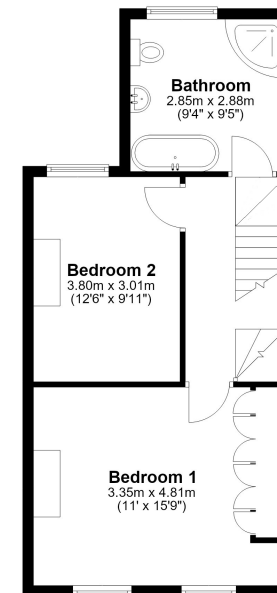
KEY FEATURES

- Lots of original period features such as quarry tiled flooring, stained glass windows, stripped pine panelled doors and cast iron fireplaces.
- Entrance hall connecting to separate living and dining rooms. The living room has a bay to front, exposed boarded flooring and Victorian fireplace, while the dining room has a window to rear and a wood burner.
- Fitted kitchen with tiled flooring and integrated appliances.
- Good sized utility room which also provides access to the rear garden.
- Staircase from hall to the first-floor landing where there are two double bedrooms and a large family bathroom with separate shower.
- Staircase from first to second floor landing providing access to a further 3rd double bedroom which has a Velux to rear and further window to side.
- Gas fired central heating.
- To the front of the property there is a recently laid quarry tiled pathway and flower bed with traditional iron railings. A pathway leads along the side of the property to the enclosed rear garden which is mainly block paved for easy maintenance with established borders and three garden stores.
- Fantastic location in a quiet and pretty neighbourhood, just a short stroll from the town centre, as well as the vibrant Coleham area with its outstanding primary school, great pubs, cafe and many independent businesses.

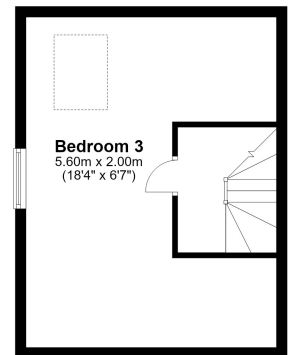
Ground Floor
Approx. 54.1 sq. metres (582.2 sq. feet)



First Floor
Approx. 44.3 sq. metres (477.0 sq. feet)



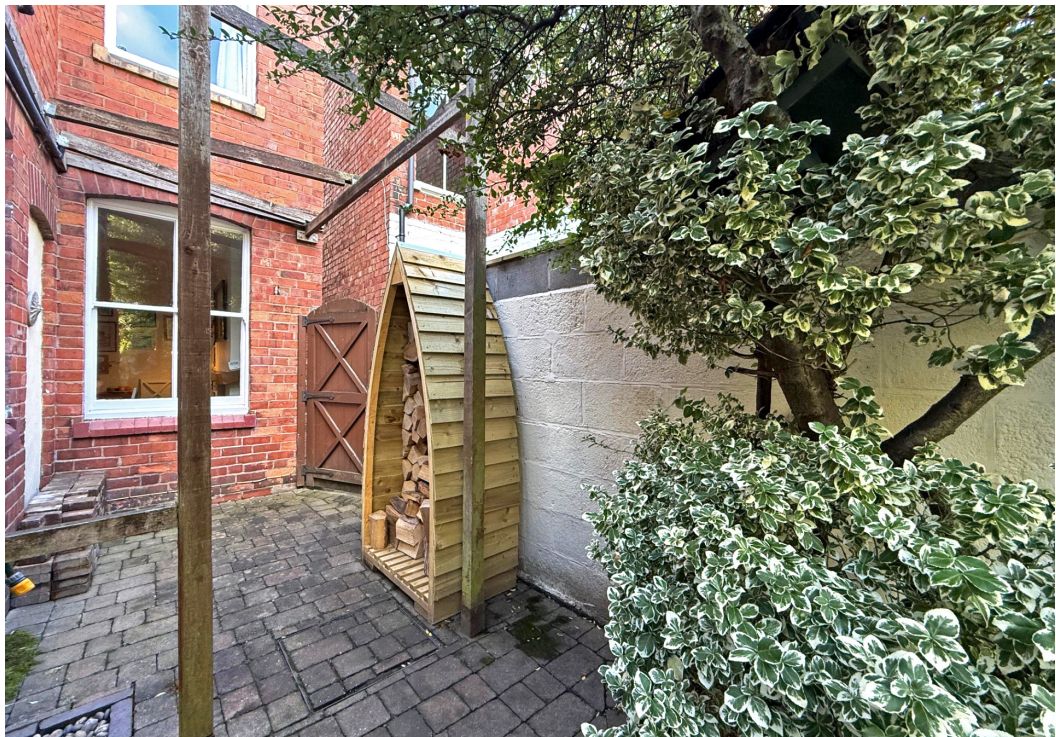
Second Floor
Approx. 27.0 sq. metres (290.7 sq. feet)



Total area: approx. 125.4 sq. metres (1349.9 sq. feet)







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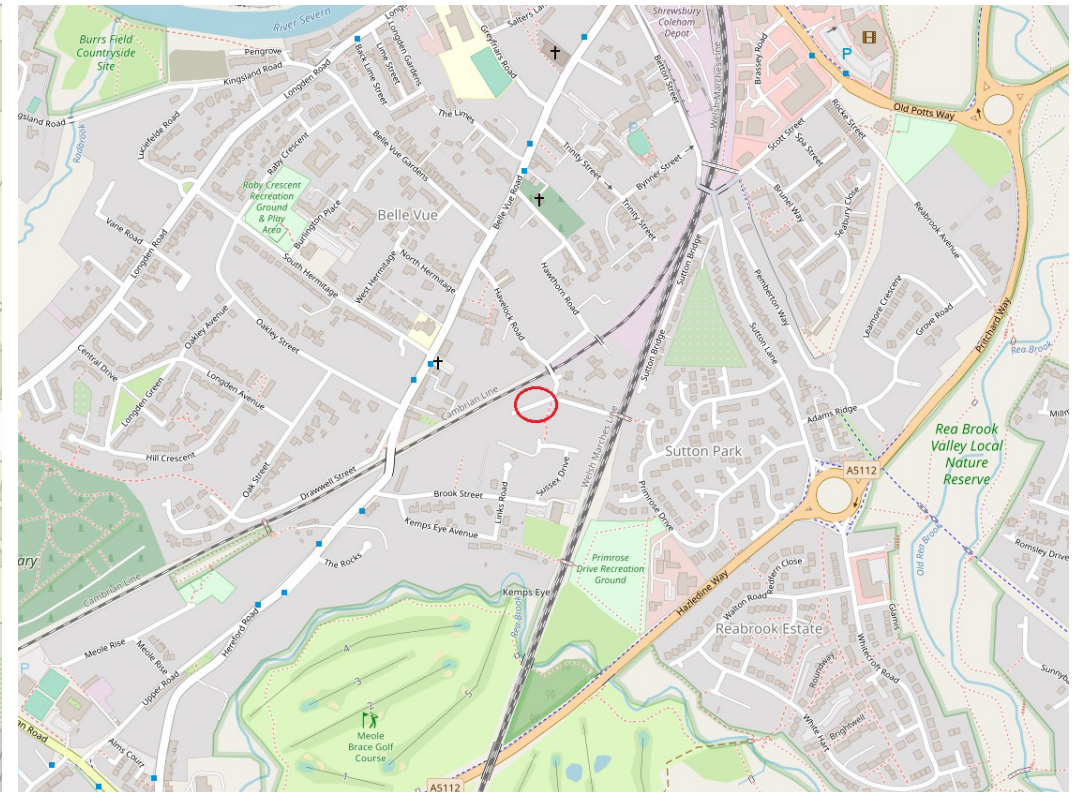
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	TBC
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

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01743 276666



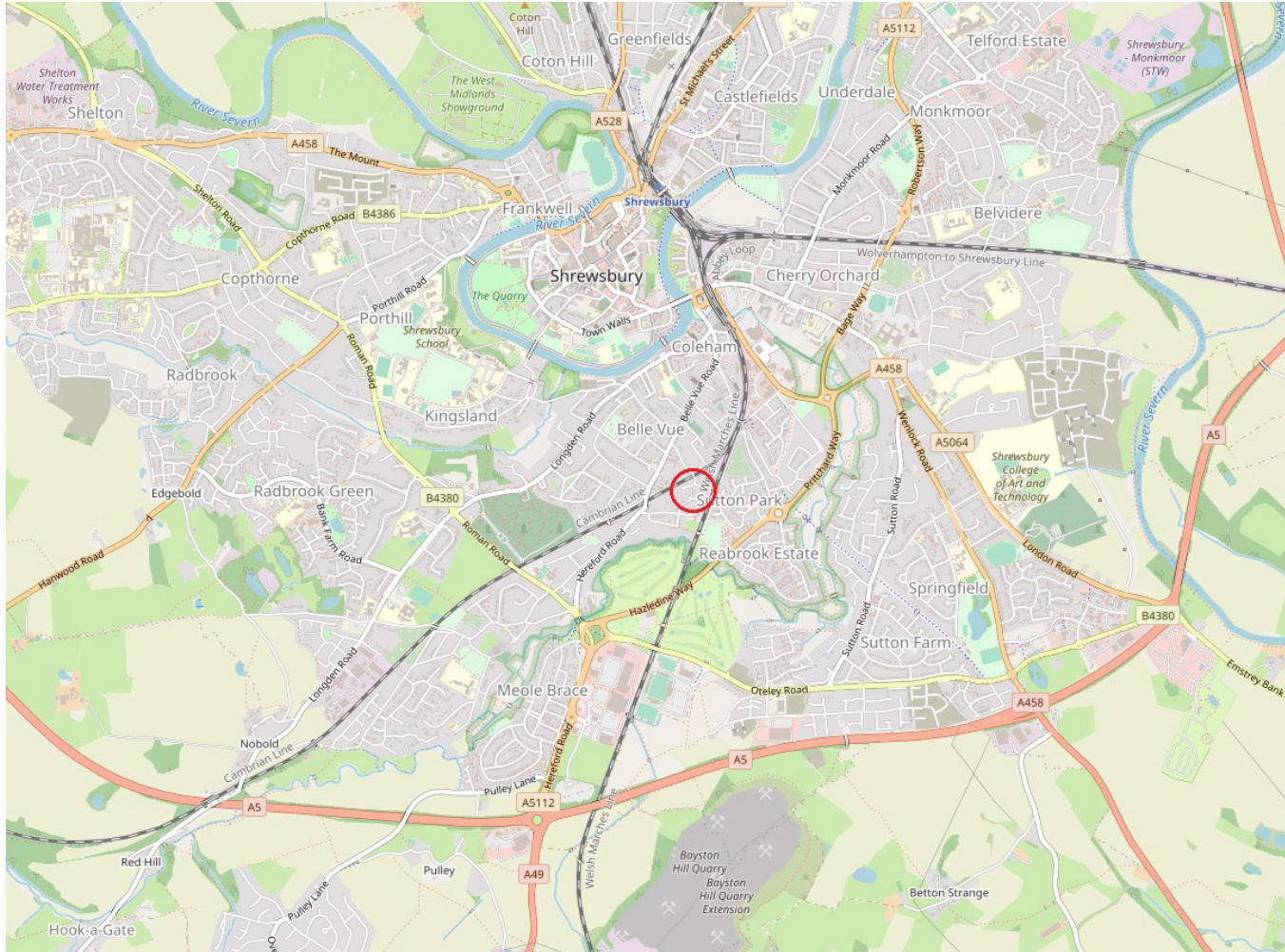
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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