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Estate Agents

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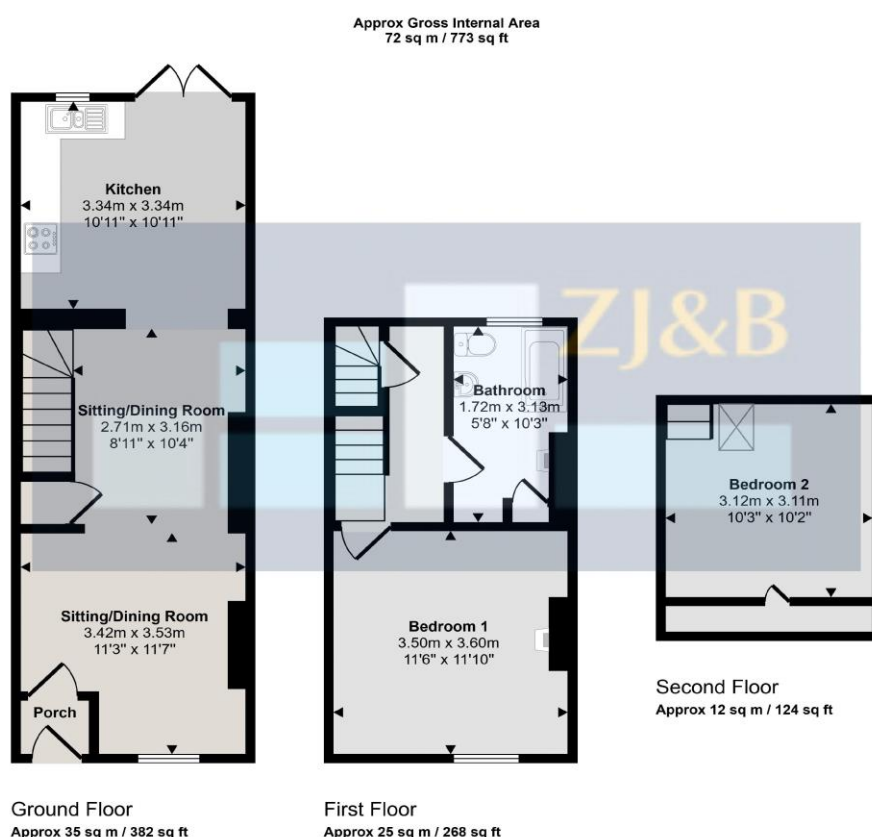
22 Betton Street, Belle Vue, Shrewsbury, Shropshire, SY3 7NY

£249,500

A charming and beautifully presented two-bedroom period semi-detached home, ideally positioned within the highly sought-after Belle Vue area of Shrewsbury, within comfortable walking distance of the town centre.



Significantly improved by the current owners, the property offers well-proportioned accommodation arranged over three floors, combining attractive period character with a stylish contemporary finish. Recent improvements include a new roof together with extensive insulation works to the second-floor accommodation, enhancing both comfort and energy efficiency. The ground floor provides a superb open-plan living space, perfectly suited to modern lifestyles. A welcoming sitting room flows seamlessly into the spacious and well-appointed kitchen/dining room, creating an excellent setting for everyday living and entertaining. Double doors open directly onto the rear garden, allowing plenty of natural light and providing an attractive connection between the indoor and outdoor spaces. On the first floor is the principal bedroom together with a stylish bathroom featuring a contemporary white suite. A generously sized second bedroom occupies the upper floor and offers flexible space suitable for guests, working from home or additional living accommodation. Outside, the enclosed rear garden has been thoughtfully landscaped for ease of maintenance and enjoyment. Attractive cobbled and gravelled areas provide ample space for outdoor seating, potted plants and container gardening, creating a delightful and private outdoor retreat. Betton Street is conveniently situated for an excellent range of local amenities, reputable schools, riverside walks and Shrewsbury's vibrant town centre, with its wide selection of independent shops, cafés, restaurants and leisure facilities.



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





9/9/20, 9:12 AM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
22 Belton Street SHREWSBURY SY3 7NY	Energy rating D	Valid until 10 June 2036	Certificate number 9268-3058-3209-7516-1200

Property type Semi-detached house
Total floor area 71 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.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/9268-3058-3209-7516-1200/print>true>

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Council Tax Band A

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