



41 Belle Vue Road

Shrewsbury, Shropshire, SY3 7LN

£1,995pcm

**SPENCER
JAKEMAN**

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- A high-quality Victorian residence bursting with elegance and character features throughout
- Contemporary Kitchen/Breakfast room with integrated appliances and access to the walled courtyard
- Two captivating reception rooms with strikingly high ceilings and feature fireplaces
- Traditionally themed family bathroom with free standing bath and separate shower cubicle
- Useful fully tanked cellar suitable for a variety of uses
- One/two off street parking spaces
- Decked garden with direct access from the lounge
- Located within a short walking distance of Shrewsbury town centre.



41 Belle Vue Road is a double fronted and immaculacy presented Victorian townhouse that has been thoughtfully updated throughout, blending original period character with stylish modern décor. The property boasts high ceilings and a feeling of space and grandeur, set in the sought-after and captivating area of Belle Vue. The property comprises two generous reception rooms, each retaining attractive Victorian proportions and period features, including bay windows and characterful fireplaces. The lounge benefits from a working log burner, creating a warm and inviting atmosphere. To the rear, the well-equipped kitchen/breakfast room has been finished to a highest of standards with composite worktops and contemporary base and wall units. The ground floor also benefits from a downstairs WC .





Upstairs, there are two well sized double bedrooms, both light and airy, along with a modern family bathroom complete with a separate bath and shower centre. A useful walk-in cupboard on the landing provides excellent storage or potential for further enhancement. One of the standout features of the property is the basement, which has been thoughtfully converted into a comfortable and versatile space. Ideal for a variety of uses, such as a home office, guest bedroom or hobby room, it offers excellent flexibility to suit individual needs. This level also benefits from a separate storage area. Externally, the home enjoys a walled period courtyard area accessible from the kitchen/breakfast room, and a side return, offering practical outdoor space for bikes, bins or additional storage. Off the living room is a sunny decked garden, perfect for outdoor dining and relaxing, benefitting from the morning sunlight. The property also benefits from one/two off street parking spaces, a most valuable feature in such close proximity to the town.

Directions

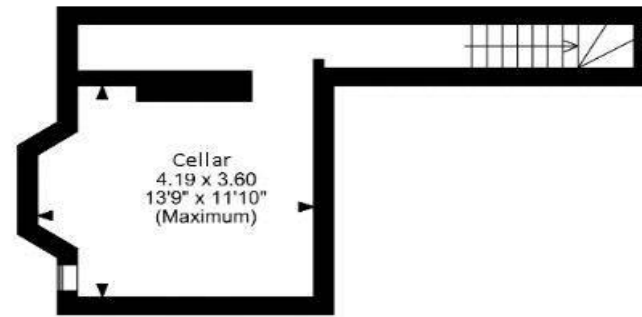
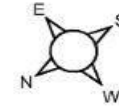
From Greyfriars Bridge and through to Coleham. Pass Coleham Primary School on Greyfriars Road. At the end of Greyfriars Road, turn left onto Belle Vue Road and no.41 is on the right just before the right turning to Alton Terrace.



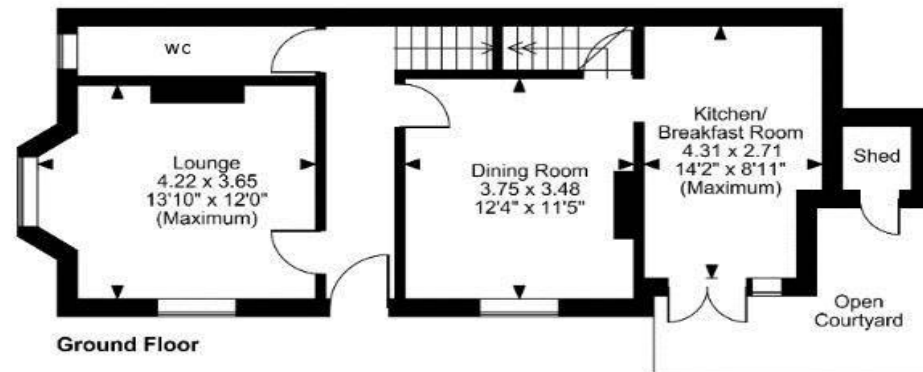




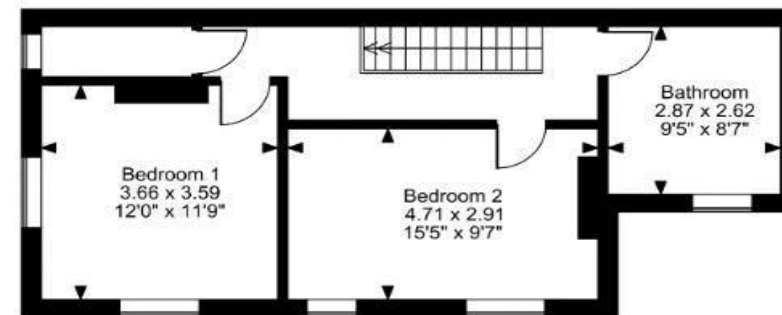
Belle Vue Road, Shrewsbury
Approximate Gross Internal Area
1271 Sq Ft/118 Sq M



Basement



Ground Floor



First Floor

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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