

43 Belle Vue Gardens, Belle Vue, Shrewsbury, Shropshire,
SY3 7JH

www.hbshrop.co.uk



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Offers In The Region Of £400,000

Viewing: strictly by appointment through the agent

A deceptively spacious, most attractive double bay fronted period four bedroom detached property with generous size rear enclosed gardens. The property is situated within this highly desirable residential location within close proximity to excellent amenities highly regarded schooling, tranquil riverside walks leading to the Quarry Park and Shrewsbury town centre. Viewing of this is recommended by the agent.

Accommodation

Entrance porch, reception hallway, bay fronted lounge/diner, separate dining room/sitting room, kitchen, first floor landing four bedrooms, bathroom, front and large enclosed rear gardens, period features, gas fired central heating. Viewing is recommended.

Wooden framed double doors give access to:

Entrance porch

Having period tiled floor.

Wooden framed glazed double doors give access to:

Reception hallway

Having radiator, coving to ceiling, wall mounted heating control panel.

Wooden framed glazed door from reception hallway gives access to:

Bay fronted lounge diner

29'1 x 14'2 max reducing down to 11'11

And comprises: large walk-in bay with three wooden framed glazed sash windows to front, open fire with impressive original fire surround, coving to ceiling, radiator, glazed sash window to rear.

From reception hallway steps lead down to:

Dining room

14'10 x 12'0

Having radiator, glaze sash window plus additional window to side, tiled hearth with decorative fire surround, Wooden framed glazed door giving access to side and rear of property.

Part glazed wooden framed door from dining room give access to:

Kitchen

11'11 x 7'10

Having a range of eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob, fitted worktop with inset 1 1/2 sink drainer unit with mixer tap over, two glazed sash windows, tiled to walls, wall mounted gas fired central heating boiler, vinyl tiled effect floor covering.

Folding door from dining room gives access to stoned steps that lead down to:

Cellar former coal chute

18'7 max into staircase recess x 12'5

Having fitted power and light.

From reception hallway stairs rise to:

First floor landing

Having roof window, loft access, radiator.

Doors from first floor landing then give access to: Four bedrooms and bathroom.

Bedroom

15'4 max into bay x12'3

Having large walk-in bay with three glazed sash windows to front, picture rail, coving to ceiling, radiator, wood effect floor covering.

Bedroom

13'0 x 12'3

Having two glazed sash windows to rear and side of property, radiator.

Bedroom

13'0 x 11'1

Having glazed sash window to rear, radiator.

Bedroom

8'10 x 6'2

Having glazed sash window to front, radiator, picture rail.

Bathroom

Which comprises: a four piece suite having panelled bath, pedestal wash hand basin, low flush WC, shower tray with mixer shower over, part tiled to walls, glazed sash window to side, linen store cupboard, radiator.

Outside

To the front of the property paved pathway gives access to front door with a low maintenance stoned frontage and inset shrubs. Gated pedestrian side access leads to a paved patio side area with outside cold tap.

Brick steps then lead to the property's

Large rear gardens

Having covered paved patio area with doorway giving access to:

Under property's storage

12'0 x 11'4

From the patio access is then given to a mature stoned and paved shrub area. Access leading to a lawned garden with a variety of

mature shrubs, plants and bushes and raised paved area. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND D

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.


Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

