



3 Brook Gardens, Brook Street, Belle Vue, Shrewsbury,  
Shropshire, SY3 7QS

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**Offers In The Region Of £239,995**

Viewing: strictly by appointment through the agent



Occupying an idyllic and secluded position within this highly desirable residential location. This is an attractive, well presented, improved two double bedroom period end of terrace house. The property is within close proximity to an excellent variety of local amenities, highly regarded schooling, tranquil riverside walks leading to the Quarry park and the medieval town centre of Shrewsbury. Commuters will be pleased to know that access is readily accessible to the local bypass which then links up to M54 motorway network and beyond. Early viewing comes highly recommended. The accommodation briefly comprises:- Re-fitted kitchen/breakfast room, inner hallway, attractive lounge, re-fitted ground floor shower room, first floor landing, two double bedrooms, useful attic space, attractive low maintenance enclosed garden plus additional further garden area (which could make an ideal allotment or further garden area if required) double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

Stable style sealed unit double glazed entrance door gives access to:

**Re-fitted kitchen/breakfast room**

11'10 max x 10'4 max

Having a range of replaced eye level and base units with built-in cupboards and drawers, integrated oven with four ring gas hob and concealed canopy over, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, wall mounted gas fired central heating boiler, tiled floor, radiator, sealed unit double glazed window, breakfast bar, glazed roof window, slim line free standing dishwasher, integrated fridge and plumbing for washing machine available.

Square arch from kitchen/breakfast room gives access to:

**Inner hallway**

Having radiator, generous sized under-stairs storage cupboard.

Wooden framed glazed door from inner hallway gives access to:

**Lounge**

11'2 x 10'11

Having upvc double glazed window to rear, part glazed door giving access to rear, radiator.

Door from inner hallway gives access to:

**Re-fitted shower room**

Having a large tiled shower cubicle with drench shower over, pedestal wash hand basin, low flush WC, radiator, tiled floor, part tiled to walls, wall mounted extractor fan.

From inner hallway stairs rise to:

**First floor landing**

Having loft access with pull down ladder leading to a useful loft space with skylight.

From first floor landing doors then give access to: Two double bedrooms

**Bedroom one**

11'2 x 11'0

Having upvc double glazed window, radiator, wall light points, coving to ceiling.

**Bedroom two**

9'5 x 8'6

Having fitted over-stairs store cupboard, upvc double glazed window, radiator.

**Outside**

The property occupies a secluded position accessed from Brook Street via foot. To the front of the property paved steps lead to a paved area giving access to door leading to kitchen/breakfast room. To the rear of the property there is an Indian sandstone paved patio area with low maintenance stoned sections, enclosed by mature hedging and fencing. Gated access then leads to a crazy paved pathway which in turn leads to further garden area which could make an ideal vegetable plot/further garden area if required, two timber garden sheds and is enclosed by mature hedging and fencing. The vendor informs us that pedestrian right of way is given over the neighbouring property to gain side access to the property if required.

**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**

**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).

**Referral fee disclaimer**

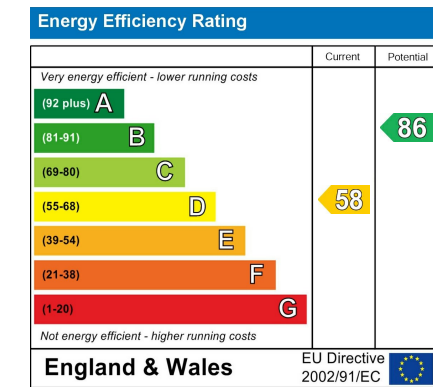
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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**Disclaimer**

Any areas / measurements are approximate only

and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

