



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**59 Belle Vue Road, Shrewsbury SY3 7LX**

**£110,000 Offers  
In Excess Of**

To view this property please call us on **01743 236 800** Ref: T6242/SL/MU

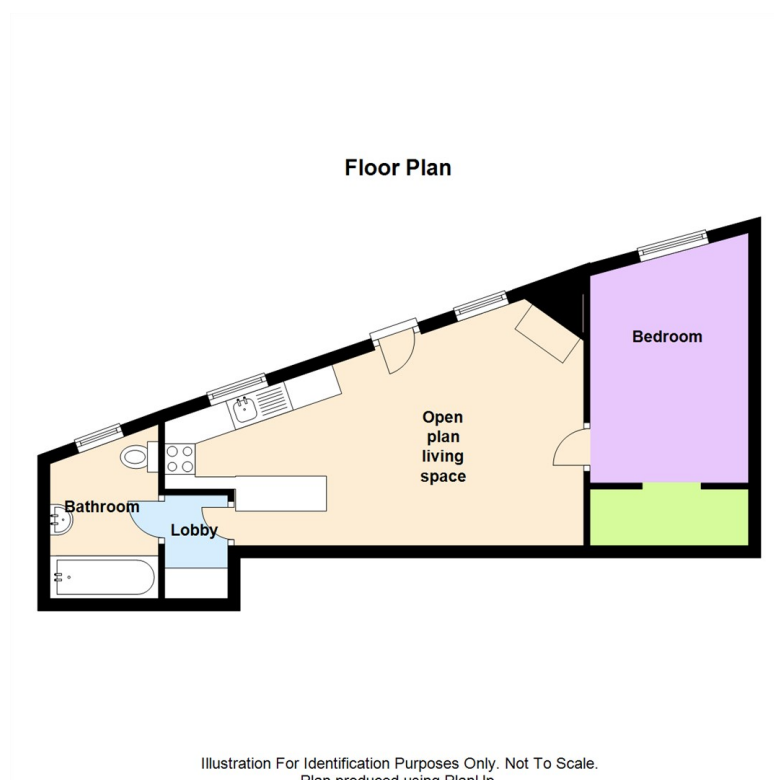
# A mature, unique and spacious, one bedroomed ground floor flat.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from gas-fired central heating.

Situated in this popular highly desirable and fashionable residential area, well placed within easy reach of the nearby town centre, other local amenities in Longden Coleham and the Shrewsbury by-pass with M54 link to the West Midlands.



## FLOOR PLANS





---

## INSIDE THE PROPERTY

### OPEN PLAN LIVING SPACE

22'3" x 14'0" max overall measurements (6.78m x 4.27m  
max overall measurements)  
Incorporating FITTED KITCHEN

### BEDROOM

14'3" x 8'3" max overall measurement (4.34m x 2.51m  
max overall measurement)  
Window to rear.  
Large walk in store cupboard/wardrobe

### INNER LOBBY

With space and plumbing connections for washing machine.

### BATHROOM

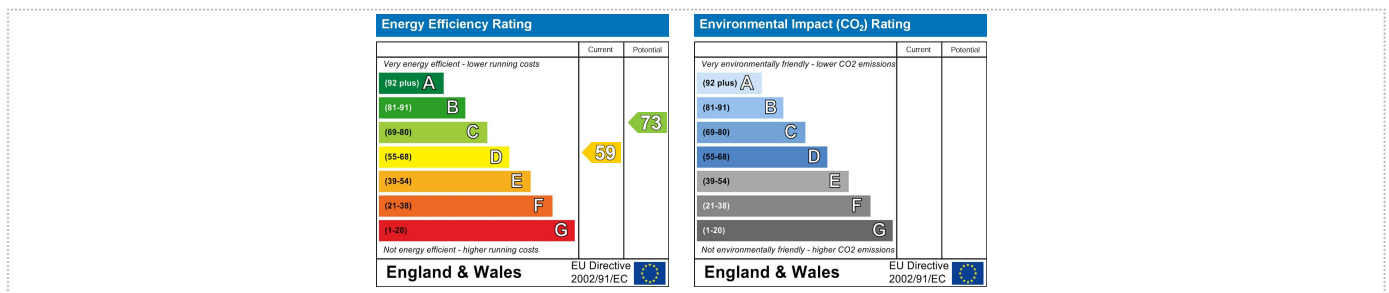
8'6" x 5'10" max average measurement (2.59m x 1.78m  
max average measurement)  
With panelled bath with shower attachment and shower  
screen  
Pedestal wash hand basin  
wc low type flush.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge around the gyratory system into Coleham Head. Proceed through Moreton Crescent and along Belle Vue Road where the property will be found on the left hand side, shortly after the junction into Trinity Street.

# HOW ENERGY EFFICIENT IS THIS PROPERTY?



## SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

## TENURE

We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

## IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

## DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Head Office:  
Residential Sales and Surveys  
4 Barker Street, Shrewsbury SY1 1QJ  
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management  
6 Claremont Hill, Shrewsbury SY1 1RD  
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office  
4 The Square, Church Stretton SY6 6DA  
Tel: 01694 724700 | Fax: 01743 248671



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)



Members of: Royal Institution of Chartered Surveyors | National Association of Estate Agents | Guild of Professional Estate Agents

National Federation of Property Professionals.

Partners: David. C. Evans (FRICS), David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)