



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

32 Belle Vue Gardens, Shrewsbury, SY3 7JH

£360,000 Region

To view this property please call us on **01743 236 800** Ref: T7874/MM/KQ

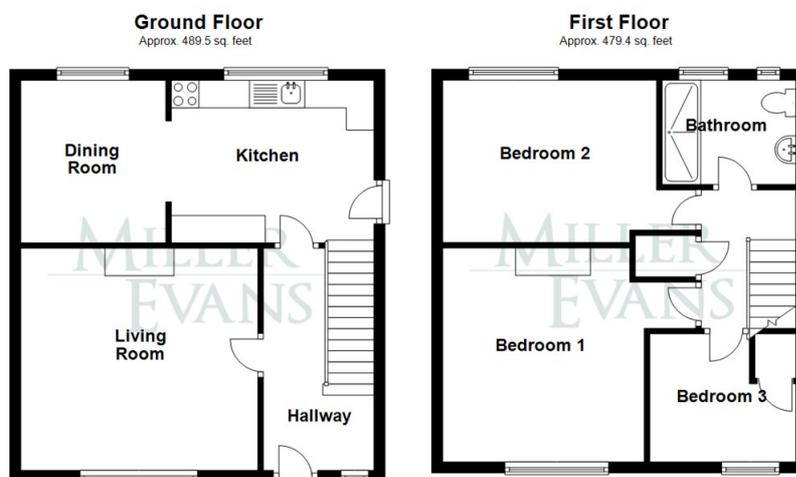
A well maintained, three bedroom end terraced family home.

A well maintained end terraced three bedroom family home provides well planned accommodation briefly comprising; entrance hall, living room, kitchen, dining room, three bedrooms and shower room. Spacious rear garden. The property benefits from gas fired central heating. The property was fully renovated in 2023 to include; rewiring; replumbing; boiler; radiators; new doors; gutters; replastered throughout; new bathroom and kitchen and new carpets.

The property is situated in this popular and highly desirable residential area, well placed within reach of good local shops, popular schools and the nearby town centre, while also being well placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



Total area: approx. 968.9 sq. feet
Illustration For Identification Purposes Only, Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

13'3" x 14'1" (4.05m x 4.29m)
Large window to the front

KITCHEN

9'9" x 12'0" (2.96m x 3.67m)
Range of matching wall and base units
Window to the rear
Door to garden

DINING ROOM

9'9" x 8'7" (2.96m x 2.62m)
Window to the rear

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

12'10" x 12'0" (3.91m x 3.65m)

BEDROOM 2

9'9" x 15'0" (2.96m x 4.58m)

BEDROOM 3

7'8" x 8'8" (2.34m x 2.64m)
Store cupboard

SHOWER ROOM

Large shower cubicle
Wash hand basin, wc
Two windows

OUTSIDE THE PROPERTY

The property is approached over a pathway leading to the reception area, flanked by lawn with well stocked floral and shrubbery borders.

Side gated access to the REAR GARDEN which is mainly laid to lawn with paved patio area and shrub beds and borders. Garden store shed.

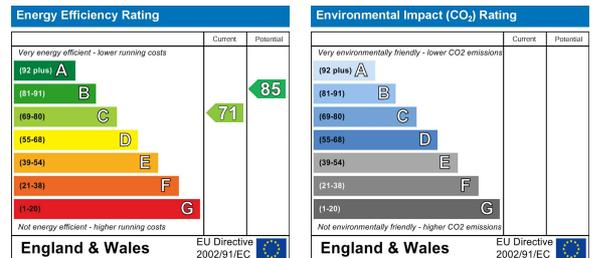


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge around the gyratory System, at the mini island turn right onto Longden Coleham. Proceed onto Longden Road and turn left onto Belle Vue Gardens, where the property will eventually be found on the right hand side.



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 Freehold 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

Council Tax Band: B

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: 

 The UK's number one property website

Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

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



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