



Wilmington House, Alton Terrace, Belle Vue Road,  
Shrewsbury, SY3 7LW

Shrewsbury & Country House Sales

**MILLER  
EVANS**



Wilmington House, Alton Terrace, Belle Vue Road,  
Shrewsbury, SY3 7LW

**£600,000**

Freehold

- A spacious and much-loved semi-detached family home
- Accommodation arranged over three floors
- Three reception rooms and kitchen
- Three bedrooms and shower room with separate wc to the first floor
- 4th bedroom and large store room to the second floor
- Beautifully maintained gardens
- Driveway providing parking
- Sought after location within reach of excellent amenities



A spacious four bedroom semi-detached family home, situated in the sought after location of Belle Vue. The versatile accommodation briefly comprises; entrance porch, entrance hall, living room, dining room, sitting room, kitchen, rear porch, wc and access door. To the first floor there are three bedrooms, a shower room and separate wc. To the second floor is a 4th bedroom and large store room with Velux window. The property also benefits from a useful cellar providing storage and gas fired central heating. Well stocked enclosed rear garden. Ample parking.

This property occupies a perfect position in the popular area of Belle Vue, renowned for its attractive period properties, tree-lined streets and strong community atmosphere, within walking distance of the town centre and a range of excellent amenities including good schools, local shops, the Quarry Park and Dingle Gardens, railway station and frequent bus service. It is also well placed for easy access to the Shrewsbury by-pass with M54 Motorway link to the West Midlands.







**ENTRANCE PORCH**  
5'10" x 3'7"

**ENTRANCE HALL**  
6'7" x 6'6"

**LIVING ROOM**  
15'6" x 12'6"  
Bay window  
Electric fire

**DINING ROOM**  
14'1" x 12'2"  
Feature fireplace  
French doors to rear garden

**SITTING ROOM**  
11'10" x 12'2"

**KITCHEN**  
7'10" x 11'10"  
Fitted with a range of matching wall and base units  
Staircase to first floor  
Door to:

**REAR PORCH & WC**  
External door

**STAIRCASE** rising from entrance hall to **FIRST FLOOR LANDING**

**BEDROOM 1**  
15'6" x 12'6"

**BEDROOM 2**  
14'5" x 12'2"

**BEDROOM 3**  
11'5" x 12'2"  
Door to:

**SHOWER ROOM**  
7'10" x 8'10"  
Shower cubicle  
Wash hand basin, wc  
Store cupboards

**SEPARATE WC**  
5'10" x 3'7"  
Wash hand basin, wc

Door from the shower room to a **STAIRCASE** rising to:



#### BEDROOM 4

7'10" x 15'3"

Door to:

#### LARGE STORE ROOM

7'10" x 10'5"

Velux window.

#### USEFUL CELLAR

15'6" x 15'9"

#### GARDENS AND GROUNDS

The property is approached over a spacious driveway providing ample parking. Dwarf brick wall and wrought iron pedestrian gate leading to a pathway to the reception area, flanked by lawn with well stocked flower and shrub beds and borders.

Further wrought iron pedestrian gate leads to a paved patio area, providing ideal seating/entertaining space. The rear garden is beautifully maintained with a large area mainly laid to lawn with well stocked floral and shrubbery borders and mature hedging affording the property a great amount of privacy. The property includes a strip of land providing access from Belle Vue Road to the rear of the property and to the area currently occupied by a shed. This area could potentially have a variety of uses. The ownership of the track extends beyond the rear of the property, with a number of nearby properties having access rights.

## HOW TO GET THERE

When approaching from Shrewsbury proceed out of town over the English Bridge and onto Old Potts Way, bear right under the railway bridge before turning left joining Belle Vue Road. Continue along Belle Vue Road eventually turning left into Alton Terrace where the property will be found after a short distance on the right hand side.



Total area: approx. 1998.6 sq. feet

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

## 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. Images may have been enhanced.

This property may be subject to additional management charges.

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.

## 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 with your decision to move.

## SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

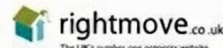
Council Tax Band : C

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

**MILLER  
EVANS**

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
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