



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

37 Montague Place, Belle Vue, Shrewsbury SY3 7NF £350,000 Region

To view this property please call us on **01743 236 800** Ref: T7242/SF/MU

A mature, 3 bedroomed, mid terraced family home.

This mature, 3 bedroomed, mid terraced family residence with rooms of pleasing dimensions throughout and an open plan aspect through the ground floor, double glazed sash windows, gas-fired central heating and a sunny south facing rear garden.

The property is conveniently situated on this popular and sought after terrace in Belle Vue within easy reach of excellent schools, local amenities in Coleham and a short walk to the town centre with all major thoroughfares and transport links as well as easy access to the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

11'5" x 2'9" (3.48m x 0.84m)

Door to :

LOUNGE

10'6" x 12'2" (3.20m x 3.71m)

Bay window to front.

DINING ROOM

12'1" x 12'2" (3.68m x 3.71m)

Window to rear.

KITCHEN

13'2" x 8'1" (4.01m x 2.46m)

Neatly fitted modern kitchen with a range of matching wall and base units with work surface over and space and plumbing for white goods and a door leading to the rear garden.

LARGE WALK IN STORE CUPBOARD

25'6" x 5'7" (7.78m x 1.70m)

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING with a large walk in cupboard

BEDROOM 1

12'3" x 9'5" (3.73m x 2.88m)

Window overlooking the rear garden.



BEDROOM 2

10'8" x 9'5" (3.25m x 2.88m)

Window to front.

FAMILY BATHROOM

13'2" x 7'8" (4.01m x 2.34m)

Neatly fitted modern bathroom suite with bath

Large walk in shower cubicle

wc low type flush

Pedestal wash hand basin.

A further STAIRCASE rises from the first floor landing to the :

ATTIC ROOM/BEDROOM 3

17'0" x 6'7" (5.18m x 2.00m)

With 2 Velux windows and access to eaves storage.

OUTSIDE THE PROPERTY

TO THE FRONT the property is approached over a low maintenance shallow forecourt with a paved pathway serving the formal reception area and gated access to the rear garden.

To the rear there is a good sized south facing GARDEN with a paved patio dining area, mainly laid to lawn with a paved path leading to a large summerhouse flanked by raised floral and shrubbery beds. The whole enclosed boarded wooden fencing.

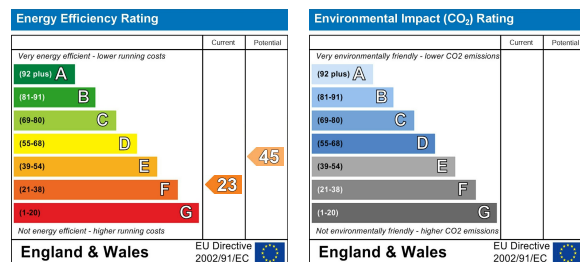


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge proceeding round the gyratory system onto Moreton Crescent, proceed along Moreton Crescent, turning left into Havelock Road, continue along Havelock Road bearing right over the bridge and right into Montague Place where the property will be situated on the left 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

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:



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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