



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

27 Belvidere Avenue, Shrewsbury, SY2 5PA

£300,000 Region

To view this property please call us on **01743 236 800** Ref: T7728/SL/KQ

A mature, three bedroom detached family house.

This attractive mature three bedroomed detached family house provides well proportioned accommodation and benefits from gas fired central heating and double glazing.

The property is well placed in this popular and convenient residential area, close to local amenities including popular schools, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

GLAZED ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM

10'6" x 12'10" (3.20m x 3.91m)

Archway to:

DINING ROOM

11'4" x 11'10" (3.45m x 3.60m)

KITCHEN

9'1" x 8'0" (2.77m x 2.44m)

UTILITY AREA

5'8" x 8'0" (1.73m x 2.44m)

From the entrance hall a STAIRCASE rises to the FIRST FLOOR LANDING

BEDROOM 1

12'0" x 12'10" (3.66m x 3.91m)

BEDROOM 2

10'11" x 12'10" (3.33m x 3.91m)

BEDROOM 3

7'6" x 7'0" (2.28m x 2.13m)

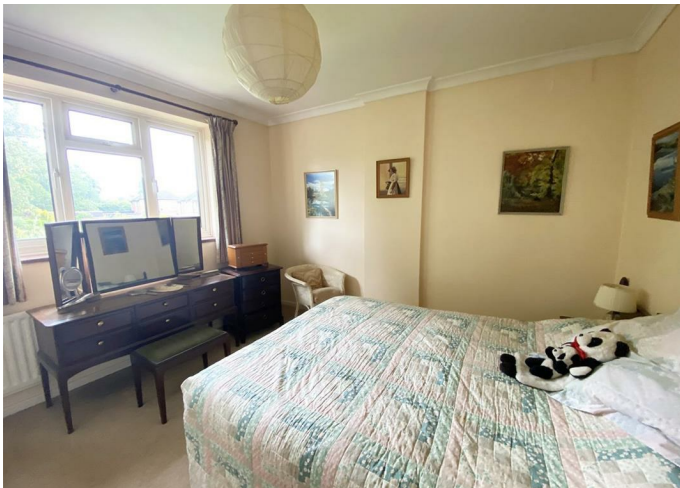
BATHROOM

OUTSIDE THE PROPERTY

GARAGE

The property is divided from the road and approached over a tarmacadam drive providing parking with a forecourt laid to lawn with mature shrubs and trees.

There is a good sized REAR GARDEN laid to lawn with paved patio and further crazy paved terrace, established shrubs and trees. The whole is enclosed on all sides.

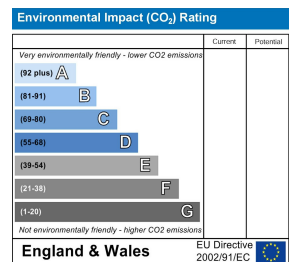
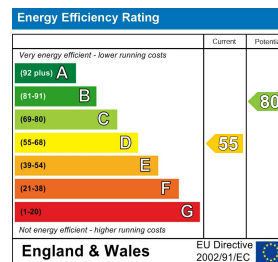


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge, along Abbey Foregate. Continue to the Column Island, taking the 1st exit into Preston Street. Turn left into Belvidere Avenue, where the property will 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: D

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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