



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**5 Chatsworth Gardens, Belle Vue, Shrewsbury SY3 7BG**

**£775,000 Region**

To view this property please call us on **01743 236 800** Ref: T7368/SL/MU

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# A superior, detached, double fronted family residence, situated in a small exclusive residential cul-de-sac in the ever popular Belle Vue suburb of Shrewsbury.

The superior five bedroom property has been especially well maintained and provides well planned and well proportioned accommodation with rooms of pleasing dimensions throughout and benefits from full gas-fired central heating and double glazing.

Well placed in this popular and desirable residential area within close proximity to excellent amenities including popular schools, shops, a bus service to the town centre and within easy reach of Shrewsbury by-pass with M54 Motorway link to the West Midlands.





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## INSIDE THE PROPERTY

### SPACIOUS ENTRANCE HALL

### WC / POWDER ROOM

### SITTING ROOM

20'0" x 11'3" (6.10m x 3.43m)

A pleasant room with Minster style fireplace with recess housing wood burning stove.

Glazed double doors and side screens opening onto the garden.

### GENEROUS DINING ROOM

14'4" x 11'3" (4.37m x 3.43m)

Bay window overlooking the front garden.

### STUDY

9'2" x 11'2" (2.79m x 3.40m)

Window with similar views to the dining room.

### KITCHEN/BREAKFAST ROOM

18'7" x 18'10" (5.67m x 5.76m)

Well appointed and fitted with a range of matching modern units incorporating a range of integrated appliances.

Glazed French doors with side screens together with further window opening onto and overlooking the garden to the rear.

### UTILITY

6'3" x 11'2" (1.91m x 3.40m)

Washing machine and dryer

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

### MASTER BEDROOM

15'3" x 11'6" (4.65m x 3.50m)

Two double door built in wardrobes

Window overlooking the garden to the rear.

### EN SUITE BATHROOM

Panelled bath

Dressing surface with inset hand basin, WC with concealed low type flush

Large walk in shower cubicle.

### BEDROOM 2

15'0" x 11'3" (4.57m x 3.43m)

Single door built in storage cupboard

Window overlooking the rear garden.

Door allowing access to :

### JACK AND JILL SHOWER ROOM

Large walk in shower

Dressing surface with hand basin

WC with concealed low type flush.

### BEDROOM 3

12'9" x 11'3" (3.89m x 3.43m)

Two double door built in wardrobes

Window overlooking the front garden

Door allowing access to the Jack and Gill en suite shower room.

### BEDROOM 4

12'9" x 11'2" (3.89m x 3.40m)

Three double door built in wardrobes

Window overlooking the front garden

### BEDROOM 5

10'10" x 7'7" (3.30m x 2.31m)

Window overlooking the rear garden.

### FAMILY BATHROOM

Panelled bath with shower over

Dressing surface with hand basin

WC with concealed low type flush.

## OUTSIDE THE PROPERTY

### DETACHED DOUBLE GARAGE

With electric up and over door.

Personal doors to the garden.

The property is approached over a brick paved forecourt providing ample parking and turning space for guests' cars and serving the double garage. An ornamental wall with gateway serves a pathway leading to the formal reception area with a neatly kept landscaped forecourt.

There is a particularly neatly kept and well stocked REAR GARDEN with an extensive paved patio area, neatly kept lawn with shaped floral and shrubbery borders containing a variety of miniatures, specimen trees and ornamental shrubs. The garden is well enclosed on all sides with a neatly kept host of evergreens forming a natural screen to the rear boundary.

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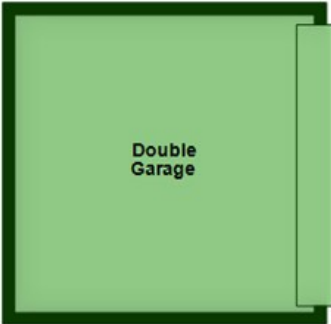
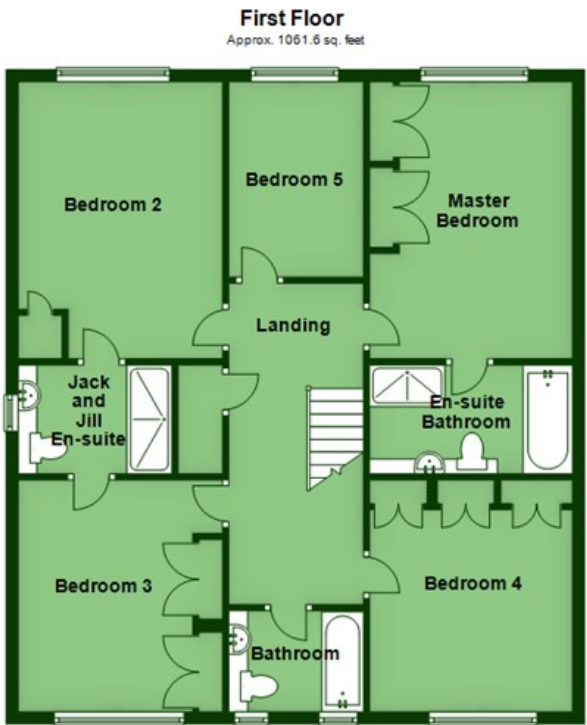
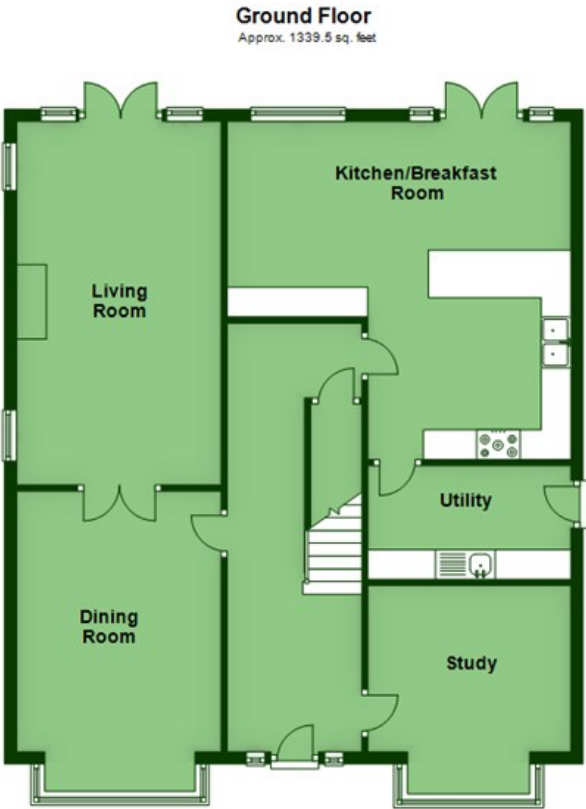








FLOOR PLANS ...



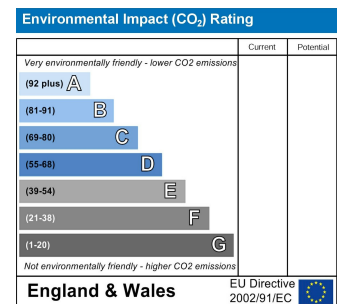
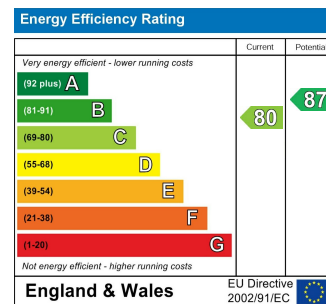
Total area: approx. 2401.0 sq. feet  
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge continue around the gyratory system into Coleham Head and continue through Moreton Crescent and along Belle Vue Road, eventually turning right into North Hermitage. Continue to the top of North Hermitage and turn right into Chatstworth Gardens.

## 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: G

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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