



23 Bynner Street, Belle Vue, Shrewsbury SY3 7PB

Shrewsbury & Country House Sales

MILLER
EVANS



23 Bynner Street, Belle Vue, Shrewsbury SY3 7PB

Freehold £575,000



The property has been much improved by the current owners and is presented and occupied throughout to an exacting standard with three generous reception rooms on the ground floor level, together with a breakfast room, well equipped kitchen, rear lobby and ground floor shower room. On the first floor there are four double bedrooms and a well appointed family bathroom. The property benefits from full gas fired central heating and double glazing.

The property is well placed in this popular and convenient residential area, close to excellent amenities including the nearby town centre and within easy reach of the Shrewsbury bypass which allows access onto the M54 motorway link to the West Midlands.







INSIDE THE PROPERTY

ATTRACTIVE ENTRANCE HALL

Waxed and polished solid oak floor:

SITTING ROOM

12'10" x 11'11"

Waxed and polished solid oak floor

Bay window overlooking the front

Fireplace with surround and mantel

Slate hearth and inset cast iron multi-fuel stove

Archway to:

DINING ROOM

11'3" x 10'1"

Waxed and polished solid oak floor

window overlooking the rear garden

LIVING ROOM

12'10" x 11'11"

Bay window overlooking the front garden

Fireplace with Minster stone surround and mantel

Raised granite hearth and open cast iron grate flanked on both sides by built in book/display shelving, together with storage cupboards

BREAKFAST ROOM

10'5" x 14'6"

Fireplace recess with over mantel

Limestone floor.

Tall double door cupboard containing boiler

Door allowing access to useful cellar

Panelled and part glazed door allowing access to the garden.

KITCHEN

11'9" x 10'1"

Neatly appointed and fitted with an attractive matching range of units

Limestone floor with underfloor heating

REAR LOBBY

Limestone floor

Underfloor heating

Plumbing for washing machine

Doors to side and rear.

SHOWER ROOM

Neatly appointed with a corner shower cubicle

Wash hand basin, wc

Limestone floor with underfloor heating

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



BEDROOM 1

10'5" x 9'9"

Solid oak waxed and polished boarded floor

Glazed and panelled French doors with matching side screens and cast iron Juliet balcony overlooking the rear garden

BEDROOM 2

10'5" x 9'8"

Cast iron fireplace with hob grate

Window overlooking the rear garden

BEDROOM 3

13'1" x 11'6"

Window overlooking the front garden with views along Bynner Street

BEDROOM 4

13'1" x 9'1"

Window overlooking the front

Airing cupboard enclosing insulated cylinder and slatted shelving

BATHROOM

Attractively appointed with a modern white suite comprising; bath set into a tiled surround with shower attachment and shower screen

Dressing surface with vanity cupboards and wash hand basin. WC concealed low type flush

HOW TO GET THERE

The property is best approached out of Shrewsbury over the English bridge around the gyratory system into Coleham Head. Proceed along Belle Vue Road, eventually turning left into Trinity Street. After a further distance, turn left into Bynner Street, where the property will be found after a short distance on the right hand side.

OUTSIDE THE PROPERTY

The property is divided from the road by an ornamental dwarf brick wall and is approached through an ornamental cast iron gate with a brick paviour pathway and attractively landscaped shallow forecourt.

There is a particularly good sized landscaped REAR GARDEN with a randomly paved terrace and extensive lawn with well stocked floral and shrubbery and herbaceous borders, containing a variety of specimen trees, flowering shrubs etc. Small patio at the end of the garden. The whole well enclosed on all sides with access on both sides of the property from Bynner Street.



Total area: approx. 1500.9 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using Planitop.

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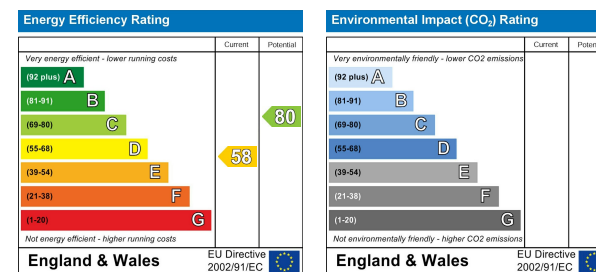


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IMPORTANT NOTICE

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.

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 : D

LOCAL AUTHORITIES

Shropshire Council

SHREWSBURY SY1 1QJ
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