



49 Oakley Street, Belle Vue, Shrewsbury, SY3 7JZ

Shrewsbury & Country House Sales

**MILLER
EVANS**



49 Oakley Street, Belle Vue, Shrewsbury, SY3 7JZ

£900,000

Freehold

- Highly desirable late Victorian residence in Belle Vue, Shrewsbury, combining classic period architecture with a thoughtfully designed modern extension.
- Outstanding open-plan kitchen/living/dining area, filled with natural light and opening directly onto the rear terrace and landscaped garden, ideal for contemporary family living and entertaining
- Elegant formal reception rooms, including a refined drawing room and separate dining room, both retaining period proportions and character features.
- Well-balanced and flexible accommodation over three floors, offering five bedrooms in total, including four first-floor bedrooms with a family bathroom and a private second-floor suite with shower room.
- Impressive external setting and amenities, featuring an ornamental gated entrance, pillared façade, side driveway parking, a former coach house providing useful storage, and a generous walled rear garden with lawn, terraces, mature shrubs.



Situated in the highly regarded and fashionable Belle Vue district of Shrewsbury, this impressive late Victorian five-bedroom residence offers a rare opportunity to acquire a substantial family home combining elegant period character with contemporary living space. Rich in original architectural features, the property has been thoughtfully enhanced by a more recent extension, creating a superb open-plan living environment perfectly suited to modern family life.

The heart of the home is the exceptional open-plan kitchen, living and dining area, overlooking the generous rear garden, with direct access onto the terrace and grounds beyond. This outstanding room provides an ideal setting for both everyday living and entertaining. The accommodation retains a wealth of period charm throughout, including a formal drawing room and separate dining room, both offering refined reception space with characterful Victorian proportions and detailing. A striking reception hall creates an impressive first impression, while a conveniently positioned guest WC completes the ground floor accommodation.

To the first floor are four generously proportioned bedrooms together with a well-appointed family bathroom. The second floor provides a further spacious bedroom and a large shower room, offering excellent flexibility for guest accommodation, a principal suite, or home working arrangements. The property benefits from gas-fired central heating.







BASEMENT

STORE

LARDER
6'0" x 9'1"

WINE CELLAR
5'8" x 3'11"

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM & CLOAKS CUPBOARD

DINING ROOM
15'0" x 13'4"
Window to rear, window to front, fireplace, door to:

DRAWING ROOM
15'0" x 14'10"
Bay window to front, fireplace.



OPEN PLAN LIVING
34'9" x 19'0"
Underfloor heating

COACH HOUSE

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1
13'0" x 14'10"

BEDROOM 2
15'0" x 13'4"

BEDROOM 3
13'0" x 11'3"

BEDROOM 4
10'11" x 11'9"

BATHROOM

From the first floor landing, STAIRCASE rises to:

SECOND FLOOR



BEDROOM 5
10'11 x 8'2

SHOWER ROOM

GARDENS & GROUNDS

The residence is set back from the road, with an ornamental gateway, and pathway leading to the formal pillared entrance. A driveway to the side provides private parking, while the former coach house to the rear offers excellent storage potential.

The sizeable rear garden is a particular feature of the property, enjoying a delightful walled setting and being predominantly laid to lawn with formal pathways, established shrubs, mature specimen trees, and a paved terrace ideal for outdoor dining and entertaining.

HOW TO GET THERE



Total area: approx. 2682.0 sq. feet
Illustration for identification purposes only. Not to scale.
Plans produced using Planity.

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

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

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.

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DO YOU HAVE A PROPERTY TO SELL ?

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SERVICES

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

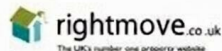
Council Tax Band : E

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbeey Foregate, Shrewsbury SY1 6ND

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