



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

3 Belvidere Avenue, Shrewsbury, SY2 5PF

£300,000 Region

To view this property please call us on **01743 236 800** Ref: T7953/SL/lrd

A neatly kept and well appointed three bedroom semi-detached family house, situated in a convenient and desirable residential area.

The property provides well planned and well proportioned accommodation with rooms of pleasing dimensions. Neatly presented throughout with the benefit of full gas-fired central heating and double glazing.

The property is situated in this popular and convenient residential area. Well placed for excellent amenities including popular schools, frequent bus service to the town centre and within easy reach of the Shrewsbury bypass, allowing ease of access onto the M54 motorway link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

GLAZED ENTRANCE PORCH

Panelled and part glazed door to:

ENTRANCE HALL

Built in cloaks cupboard

LIVING ROOM

12'8" x 13'0" (3.87m x 3.96m)

A pleasant room with tiled fireplace with raised hearth and inset living flame coal effect gas fire

Bay window overlooking the garden to the front and the formal reception area

DINING ROOM

11'6" x 11'7" (3.50m x 3.53m)

Panelled and part glazed French door with side screens opening onto and overlooking the rear garden

KITCHEN

9'0" x 8'5" (2.74m x 2.57m)

Neatly appointed and fitted with a range of matching modern units

Understairs larder cupboard

Window to the side

LOBBY & DRY STORE & WC

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

12'8" x 13'0" (3.87m x 3.97m)

Bay window overlooking the garden to the front

BEDROOM 2

11'6" x 13'0" (3.50m x 3.97m)

Range of built-in wardrobes

Window overlooking the rear garden

BEDROOM 3

7'2" x 7'0" (2.18m x 2.13m)

Window overlooking the garden to the front

BATHROOM

Panelled bath

Pedestal wash hand basin

Airing cupboard enclosing gas-fired boiler, providing heating and domestic hot water

SEPARATE WC

Low type flush

OUTSIDE THE PROPERTY

GARAGE / DRY STORE

Brick built garage/store

To the front, the property is set back and divided from the road by a neatly kept and established privet hedge with a Tarmac drive providing parking, extending to the side of the property and serving the formal reception area with a forecourt laid to lawn with a shrubby border.

To the rear, there is a good sized, neatly kept garden with paved patio and terraced areas, neatly kept lawns with established shrubs and trees and a well stocked floral and shrubby border.

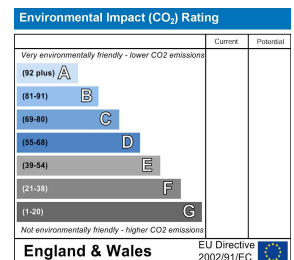
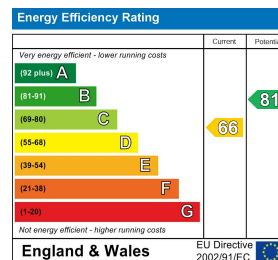


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury, over the English Bridge and along Abbey Foregate to The Column island. Take the first exit into Preston Street and turn first left into Belvidere Avenue. Continue along Belvidere Avenue where the property will be found towards the end 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: C

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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