



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

55 Oak Street, Shrewsbury, SY3 7RQ

£575,000 Region

To view this property please call us on **01743 236 800** Ref: T7093/SL/KQ

An exceptionally well appointed and much improved, superior, three bedroom townhouse.

This superior townhouse has been much improved by the current owners and now provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. On the ground floor there is a magnificent open-plan family room with two sets of bi-folding doors, which open out onto and overlook a professionally landscaped and tailored garden. On the first floor there is a spacious drawing room which also overlooks the landscaped garden. The property benefits from gas fired central heating and double glazing.

The property occupies a pleasant and enviable position on this small exclusive residential development with pleasant open views to the front over a communal green space. Belle Vue is a fashionable and highly desirable residential area and is well placed within reach of excellent amenities, including popular schools, shopping facilities, the nearby town centre, Theatre Severn and revered Quarry Park and Dingle Gardens.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

UTILITY

7'2" x 5'9" (2.19m x 1.75m)

FORMAL DINING ROOM / STUDY

17'0" x 9'4" (5.18m x 2.84m)

MAGNIFICENT OPEN PLAN KITCHEN / DINING / FAMILY RO

11'7" x 12'8" (3.53m x 3.86m)

The kitchen is fitted with an attractive range of matching units with granite working surfaces and upstands and a range of integrated appliances

Limestone flooring with underfloor heating.

Two sets of bi-folding doors open onto the impressive rear garden

STAIRCASE rising to FIRST FLOOR LANDING

DRAWING ROOM

11'4" x 18'9" (3.45m x 5.71m)

Fireplace

Full length French doors with Juliet balcony overlooking the rear garden

Further side window

MASTER BEDROOM

10'3" x 15'6" (3.13m x 4.72m)

Range of built in wardrobes

EN SUITE SHOWER ROOM

Large fully tiled shower cubicle

Wash hand basin, wc

STAIRCASE continues to SECOND FLOOR LANDING

BEDROOM 2

10'0" x 19'0" (3.05m x 5.79m)

Bespoke hand-made built in wardrobes

BEDROOM 3

11'8" x 18'9" (3.56m x 5.71m)

Built in wardrobes

PRINCIPAL FAMILY BATHROOM

9'1" x 6'1" (2.78m x 1.86m)

Panelled bath

Wash hand basin, wc

Separate shower cubicle

OUTSIDE THE ROPEITY

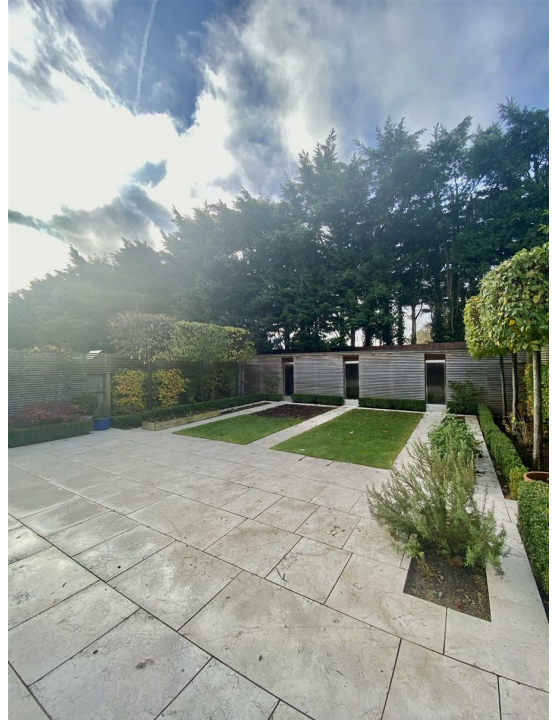
GARAGE

The property is divided from the road by an ornamental wrought iron balustrade with gateway access. The formal landscaped garden is served by a paved pathway with a forecourt attractively planted with box and lavender hedges and inset ornamental flowering Cherry tree. To the side, there is a tarmacadam drive, providing ample parking space for guest cars and serving the Garage.

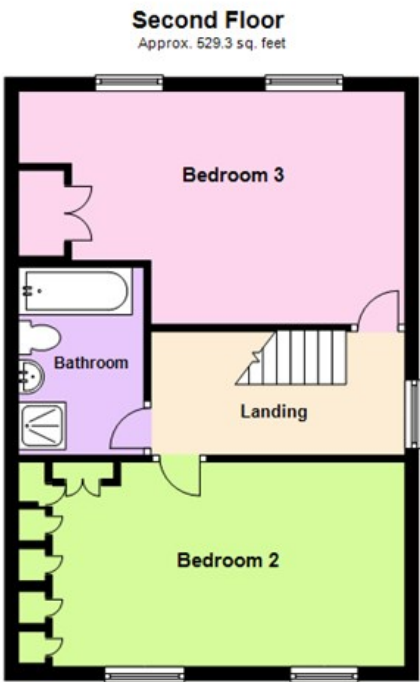
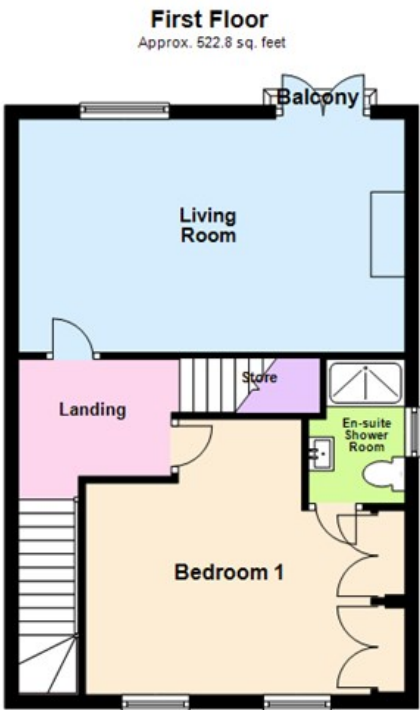
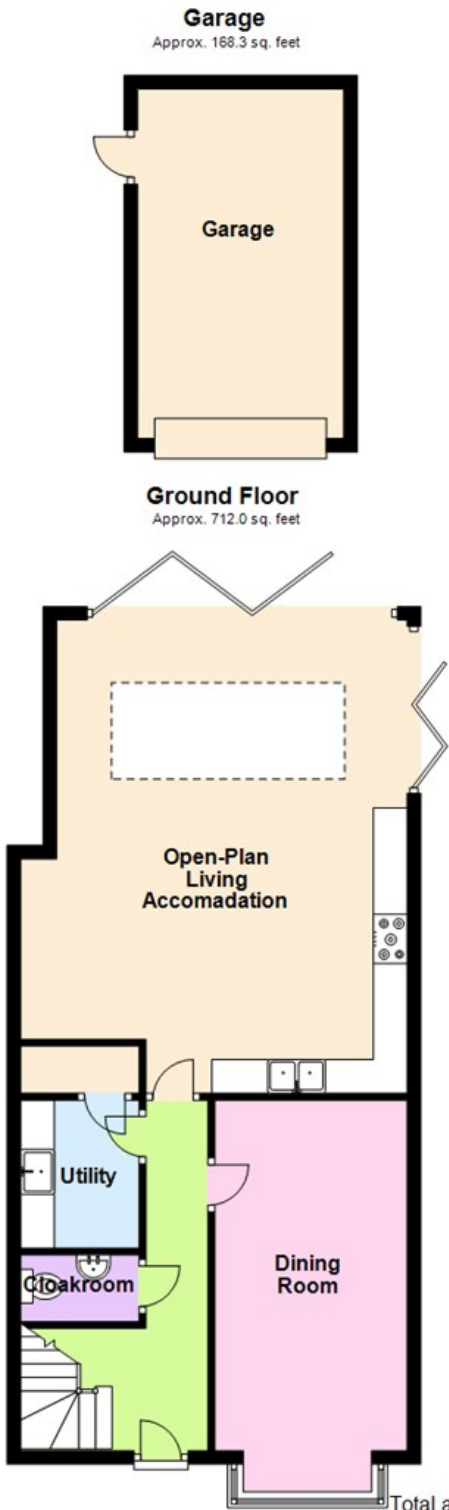
There is a professionally landscaped and manicured garden with an attractively tiled terrace, equally matched to the interior floor of the family room. Symmetrical lawned areas with box hedging are flanked on both sides by borders containing ornamental and formally planted trees. The garden is enclosed by horizontal and parallel panelled fencing with inset cascading water features and a cleverly disguised gate, which allows access to useful garden storage.







FLOOR PLANS ...

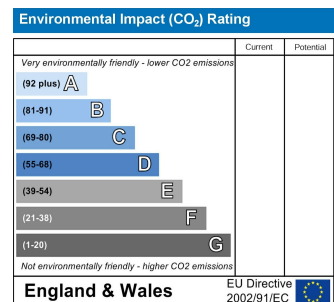
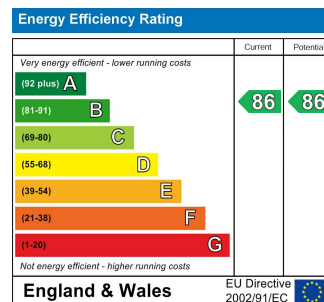


Total area: approx. 1932.3 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

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. Proceed along Belle Vue Road for some distance, eventually turning right into Oakley Street. Left into Oak Street and continue into Oak Street Gardens, where the property will be found on the left 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

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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones