COOPER GREEN POOKS



50 Montague Place, Belle Vue, Shrewsbury, SY3 7NF

3 bedroom semi-detached house — £415,000 Freehold

50 Montague Place, Belle Vue, Shrewsbury, SY3 7NF

Coopergreenpooks.co.uk

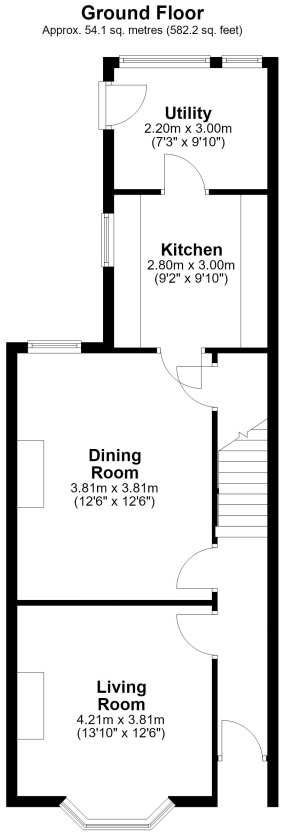
£415,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

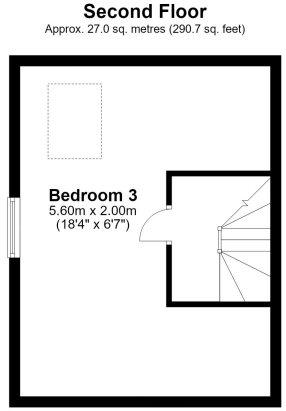
Located in a lovely setting within the heart of the Belle Vue conservation area, a short walk from Coleham and the town centre. This very attractive semi-detached Victorian property provides well maintained and characterful accommodation over three floors, along with a secluded courtyard garden.

KEY FEATURES

- Lots of original period features such as quarry tiled flooring, stained glass windows, stripped pine panelled doors and cast iron fireplaces.
- Entrance hall connecting to separate living and dining rooms. The living room has a bay to front, exposed boarded flooring and Victorian fireplace, while the dining room has a window to rear and a wood burner.
- Fitted kitchen with tiled flooring and integrated appliances.
- Good sized utility room which also provides access to the rear garden.
- Staircase from hall to the first-floor landing where there are two double bedrooms and a large family bathroom with separate shower.
- Staircase from first to second floor landing providing access to a further 3rd double bedroom which has a Velux to rear and further window to side.
- Gas fired central heating.
- To the front of the property there is a recently laid quarry tiled pathway and flower bed with traditional iron railings. A pathway leads along the side of the property to the enclosed rear garden which is mainly block paved for easy maintenance with established borders and three garden stores.
- Fantastic location in a quiet and pretty neighbourhood, just a short stroll from the town centre, as well as the vibrant Coleham area with its outstanding primary school, great pubs, cafe and many independent businesses.







Total area: approx. 125.4 sq. metres (1349.9 sq. feet)























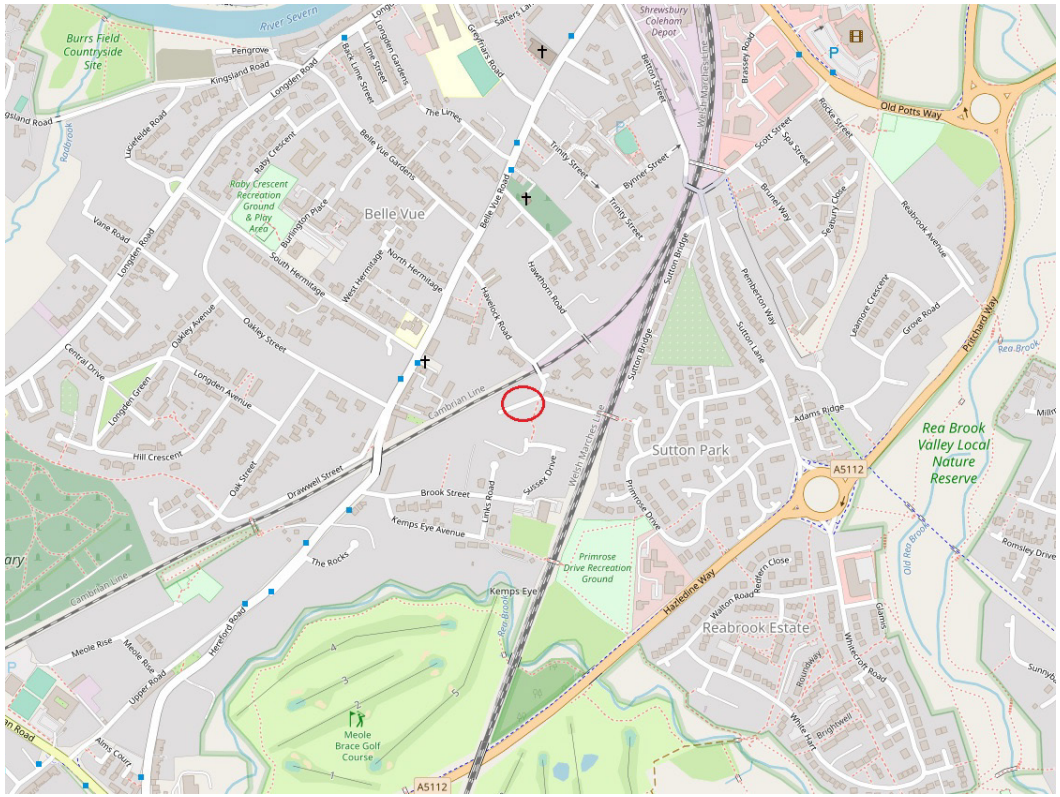


50 Montague Place, Belle Vue, Shrewsbury, SY3 7NF

£415,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk





BOUNDARIES NOT CONFIRMED

Tenure	**Freehold**
Local Authority	**Shropshire Council**
Council Tax	**Band B**
EPC Band	**Band D**
Services	**All mains services are connected**

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks

01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

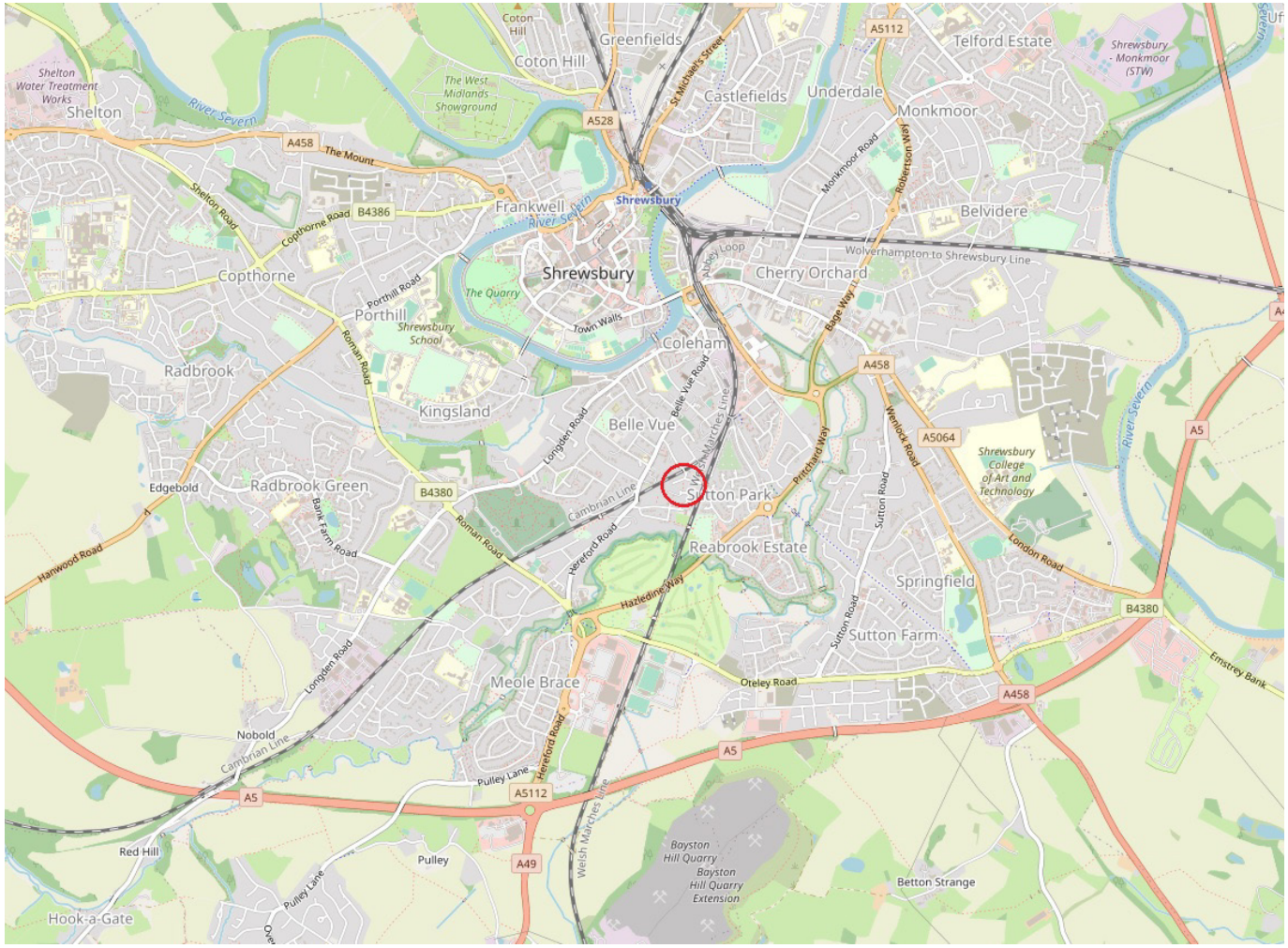
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

50 Montague Place, Belle Vue, Shrewsbury, SY3 7NF

Coopergreenpooks.co.uk

£415,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.