



9 Oakley Street, Belle Vue, Shrewsbury, SY3 7JU

4 bedroom semi-detached house — £485,000 Freehold

9 Oakley Street, Belle Vue, Shrewsbury, SY3 7JU

Coopergreenpooks.co.uk

£485,000 Freehold — 4 bedroom semi-detached house

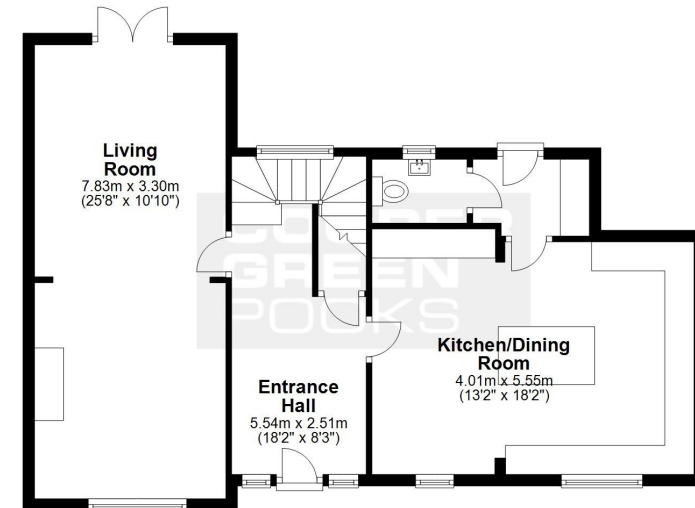
sales@cgpooks.co.uk

This exceptional semi-detached house is located in the convenient and highly sought after Belle Vue area of town and has recently been completely modernised and extended, to provide well-proportioned and stylish accommodation finished to a very high standard.

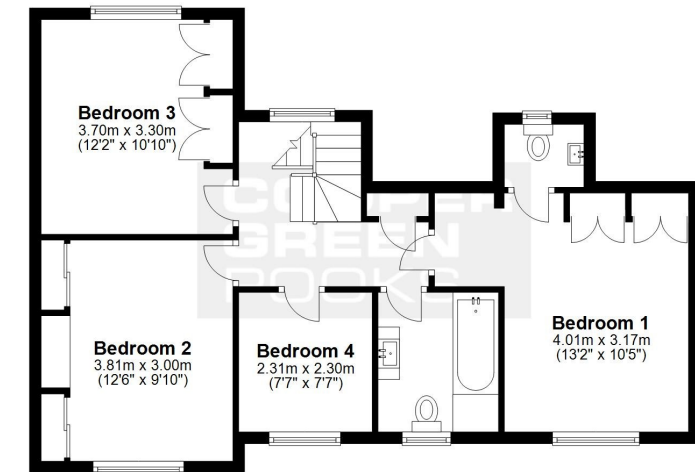
KEY FEATURES

- Immaculately presented and thoughtfully re-designed interior with oak effect boarded flooring in most rooms.
- Recently installed uPVC double glazed windows and new heating, plumbing and wiring.
- Good sized entrance hall connecting to both the kitchen and living area.
- Open plan living/dining room with feature fireplace and wood burner, window to front and glazed double doors to rear.
- Impressive kitchen with a recently fitted range of modern units and integrated appliances, along with island unit and breakfast bar.
- Rear hall/utility and adjoining cloakroom.
- Staircase from entrance hall to galleried landing where there are 4 bedrooms (3 doubles) and a recently fitted family bathroom. The main bedroom also has an en-suite.
- Extensive block paved driveway and parking area for several cars with established beds.
- Secluded paved courtyard garden to the rear of the property with useful store.
- Fantastic location in a very popular neighbourhood, just a few minutes' walk from Belle Vue park and close to the vibrant community of Coleham, with its outstanding primary school, pubs, café and various independent businesses.

Ground Floor
Approx. 63.5 sq. metres (683.1 sq. feet)



First Floor
Approx. 61.4 sq. metres (661.3 sq. feet)



Total area: approx. 124.9 sq. metres (1344.3 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.









rightmove 



 OnTheMarketTM.com

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



9 Oakley Street, Belle Vue, Shrewsbury, SY3 7JU

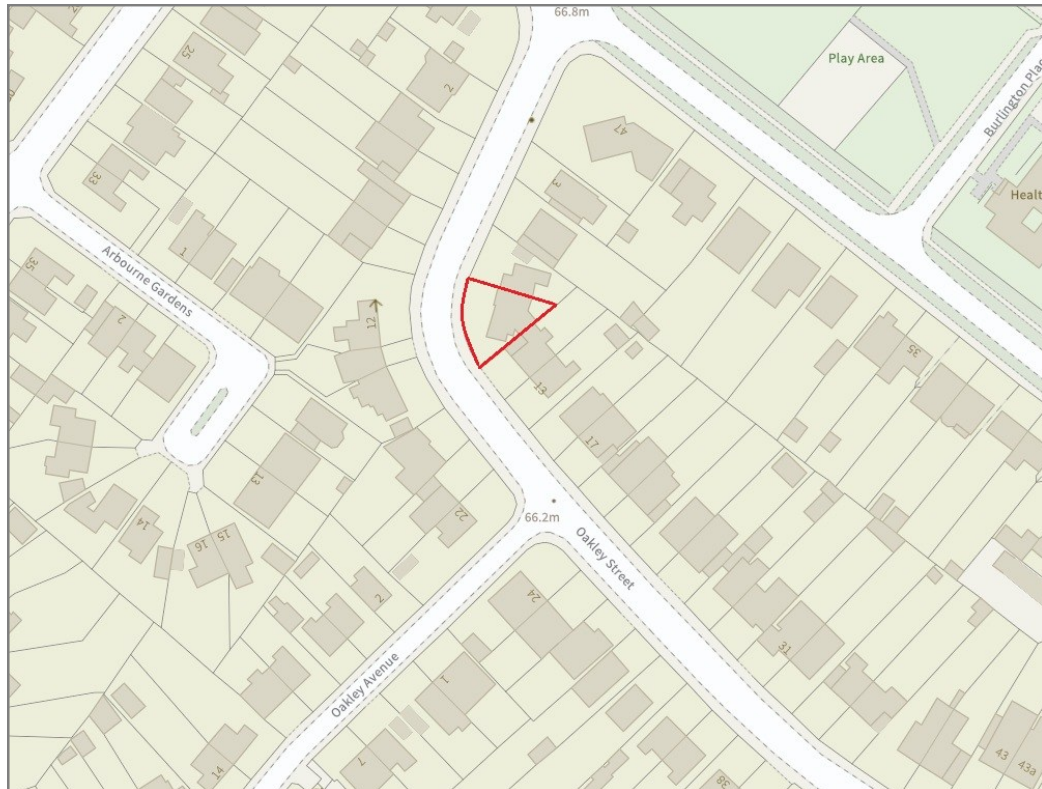
£485,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED



| | |
|-----------------|---|
| Tenure | Freehold |
| Local Authority | Shropshire Council |
| Council Tax | Band C |
| EPC Band | Band C |
| 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.

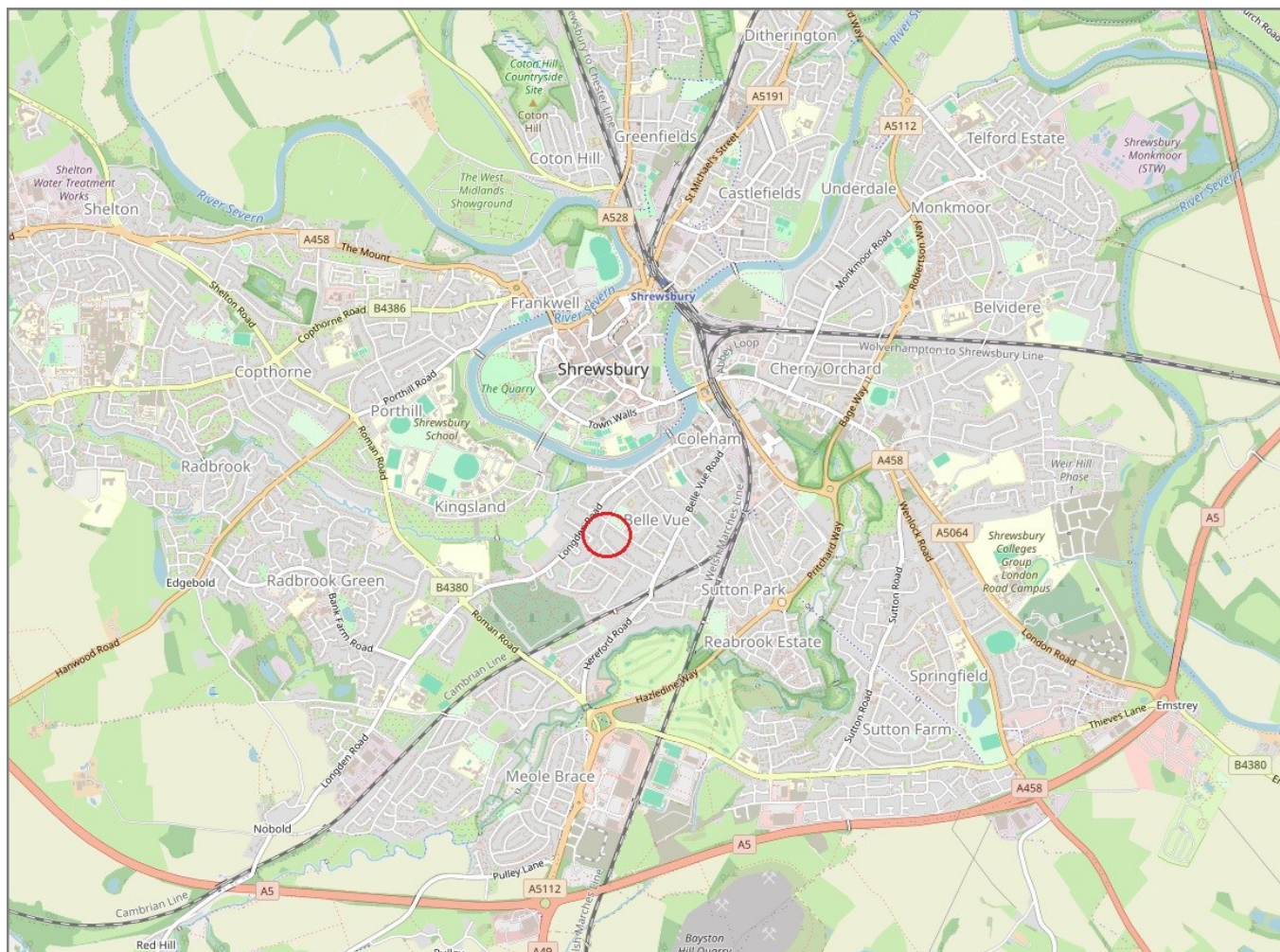
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

9 Oakley Street, Belle Vue, Shrewsbury, SY3 7JU

Coopergreenpooks.co.uk

£485,000 Freehold — 4 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.