



18 Vane Road, Belle Vue, Shrewsbury, SY3 7HB

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

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sales@cgpooks.co.uk

Occupying a fantastic location within a highly sought-after residential area, tucked away on a quiet cul-de-sac, this impressive semi-detached house has been extended and improved to provide thoughtfully designed and beautifully presented accommodation, while benefitting from a large private rear garden and driveway parking.

KEY FEATURES

- Covered entrance opening to a good sized hallway with oak boarded flooring, which continues throughout most of the ground floor, cloakroom and staircase to landing
- Living room with feature fireplace and bay window to front, also having glazed double doors allowing it to be open plan to the family room
- Stunning extended kitchen/dining room with velux roof lights and bi-folding doors to the garden allowing plenty of natural light
- The kitchen comprises a range of well-fitted units, island unit/breakfast bar, quartz work surfaces, integrated appliances, and a range-style cooker
- There is also a very practical separate utility with additional fitted units, space for appliances, and access to side
- On the first floor are two double bedrooms, a further single bedroom, and a lovely family shower room with double length walk-in shower
- uPVC double glazed windows and gas fired central heating
- Very attractive private rear garden, laid to lawn with a paved sun terrace, planted borders, timber summer house, and gated side access
- Driveway parking to front for at least two cars
- A great location, quietly situated within a desirable area of the town, just a short walk from Coleham with its excellent amenities and outstanding primary school, as well as being within walking distance of the Quarry Park and Town centre, and in the catchment area for The Priory secondary school

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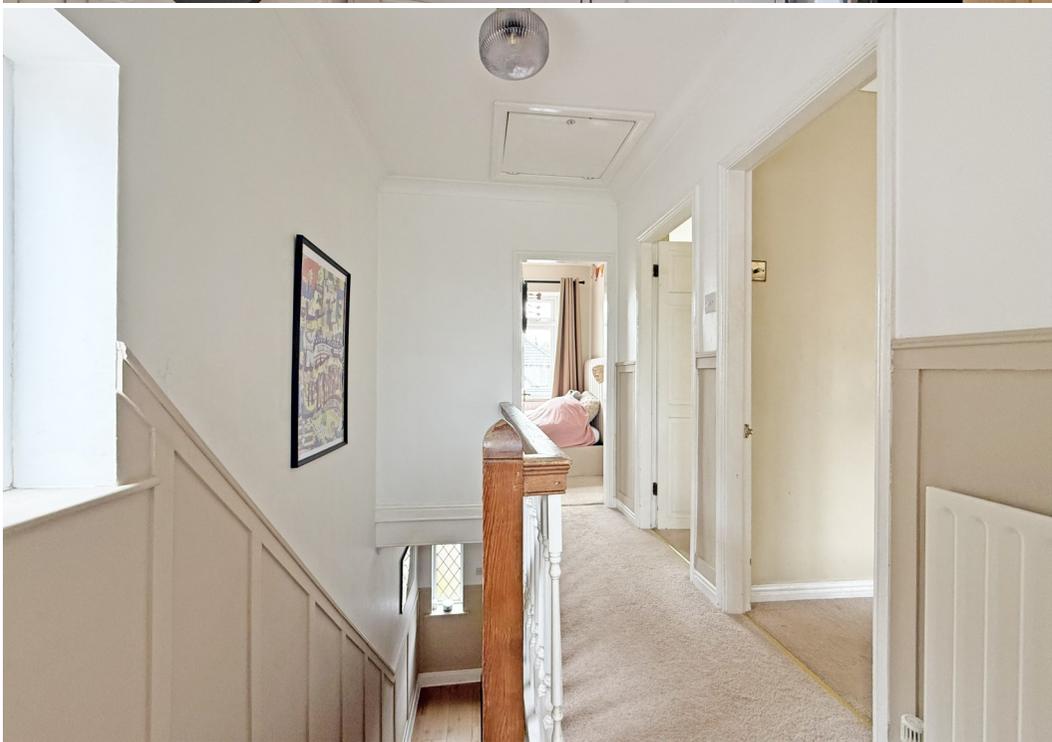
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Total area: approx. 108.7 sq. metres (1170.3 sq. feet)











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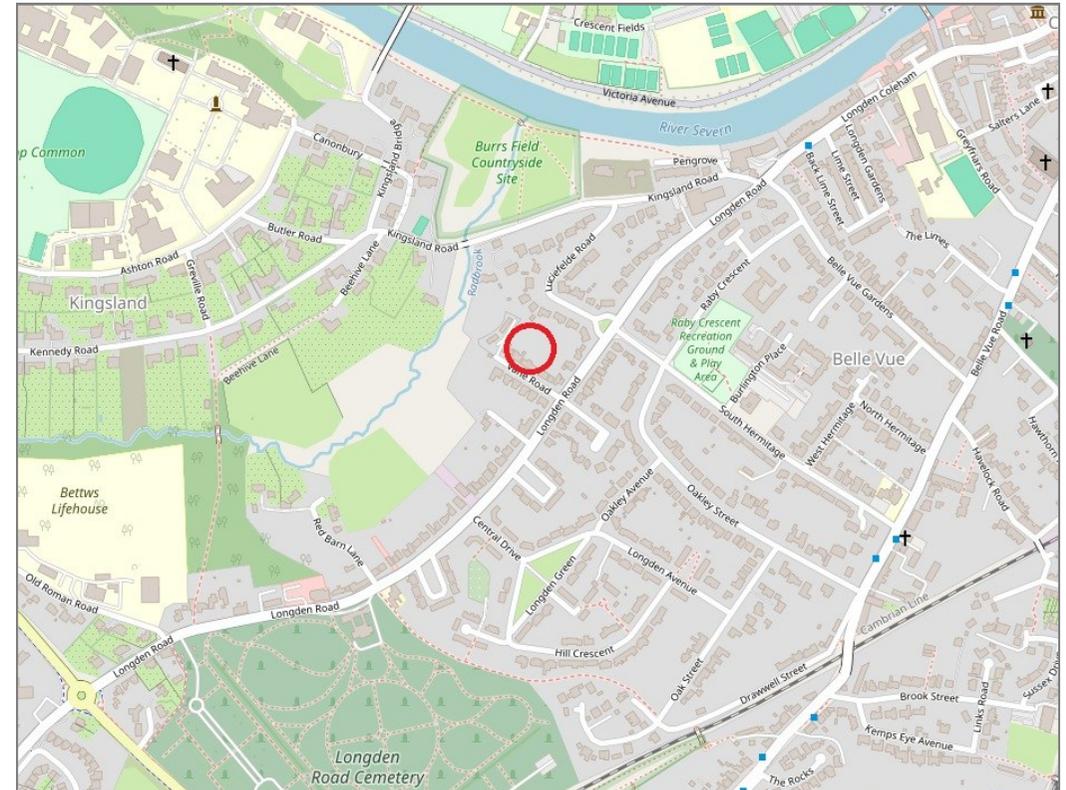
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BOUNDARIES NOT CONFIRMED

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

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

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

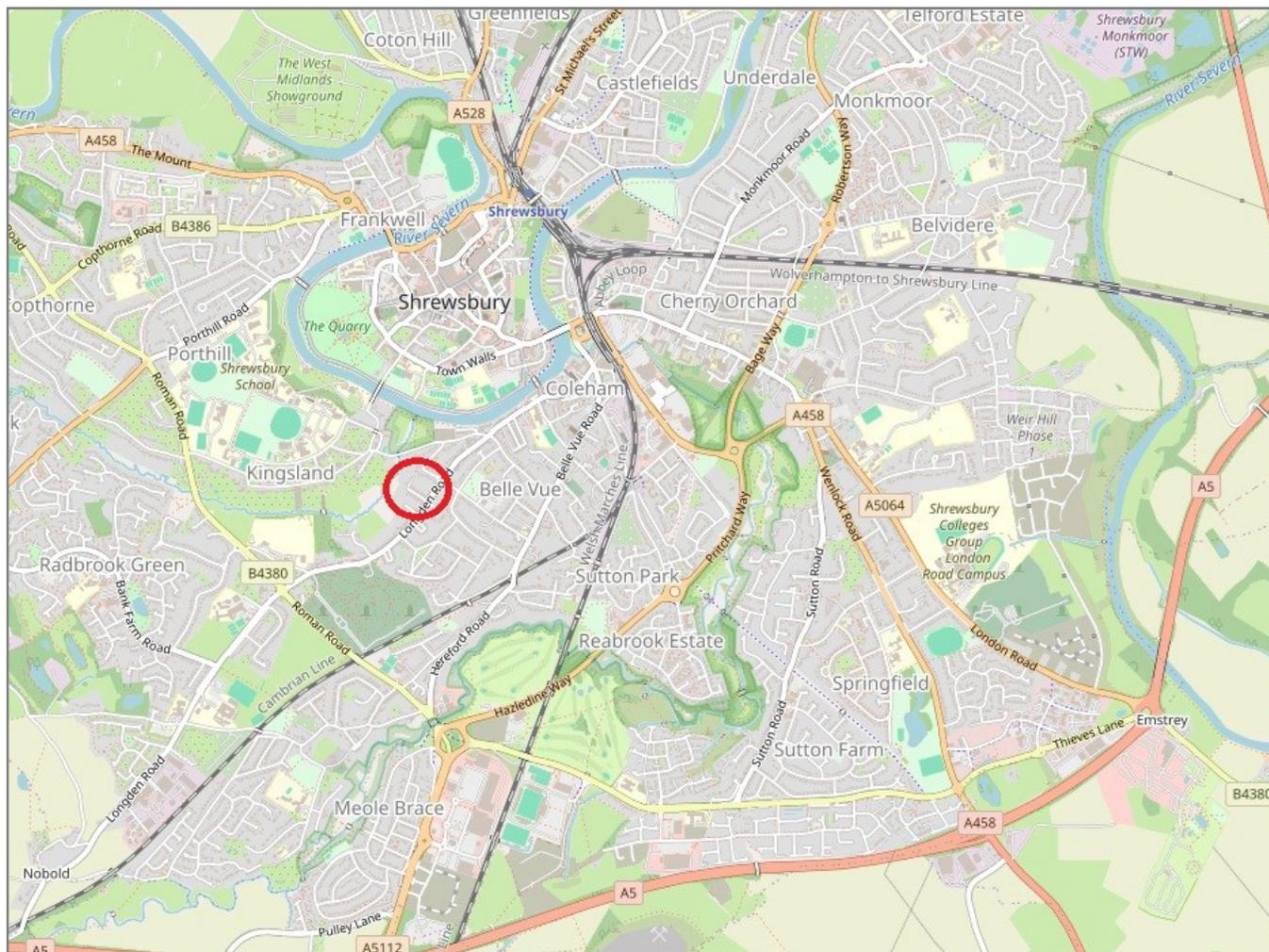
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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