



4 Raby Crescent, Belle Vue, Shrewsbury, SY3 7JN

3 bedroom detached house — £475,000 Freehold

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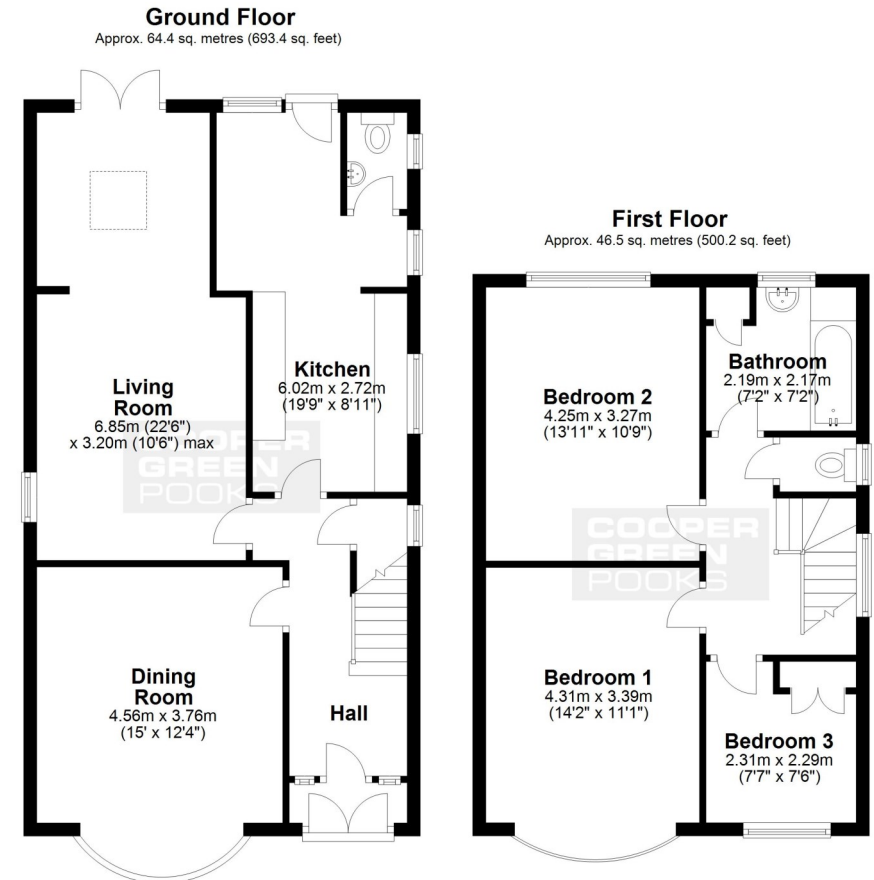
£475,000 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

This extremely well presented and very attractive detached house is located in a fantastic position within the highly sought after Belle Vue area of town, next to the local park and a short walk from Coleham and the town centre.

KEY FEATURES

- Entrance vestibule to hall with store and original parquet flooring which also continues through to both reception rooms.
- Dining room with feature fireplace and bay window to front.
- Extended living room with wall mounted recessed fireplace and window to side. There is also a sitting/reading area with roof light and glazed double doors opening to rear garden.
- Well fitted kitchen/breakfast room with windows to side and further glazed double doors to rear garden, as well as a cloakroom.
- Staircase from hall to landing where there are 3 bedrooms—2 double, 1 having a lovely view of St Chads Church. There is also a bathroom and separate WC and a good sized loft offering potential for conversion.
- Double glazed windows and gas fired central heating.
- Block paved driveway to front which provides parking with an adjoining established garden.
- Detached single garage with secure side access to a covered area leading to an enclosed paved terrace and store.
- Beautifully landscaped rear garden which is laid to lawn with ornamental pond and established borders.
- Located on a quiet street in a very popular and convenient area of town, just a few minutes' walk from Belle Vue park and all of the varied amenities of Coleham, as well as its outstanding primary school. The town centre is also a short walk from the property, via Greyfriars footbridge, as is the Quarry Park, Kingsland Fields and lovely river walks.
- Potential to extend further if required.



Total area: approx. 110.9 sq. metres (1193.6 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.



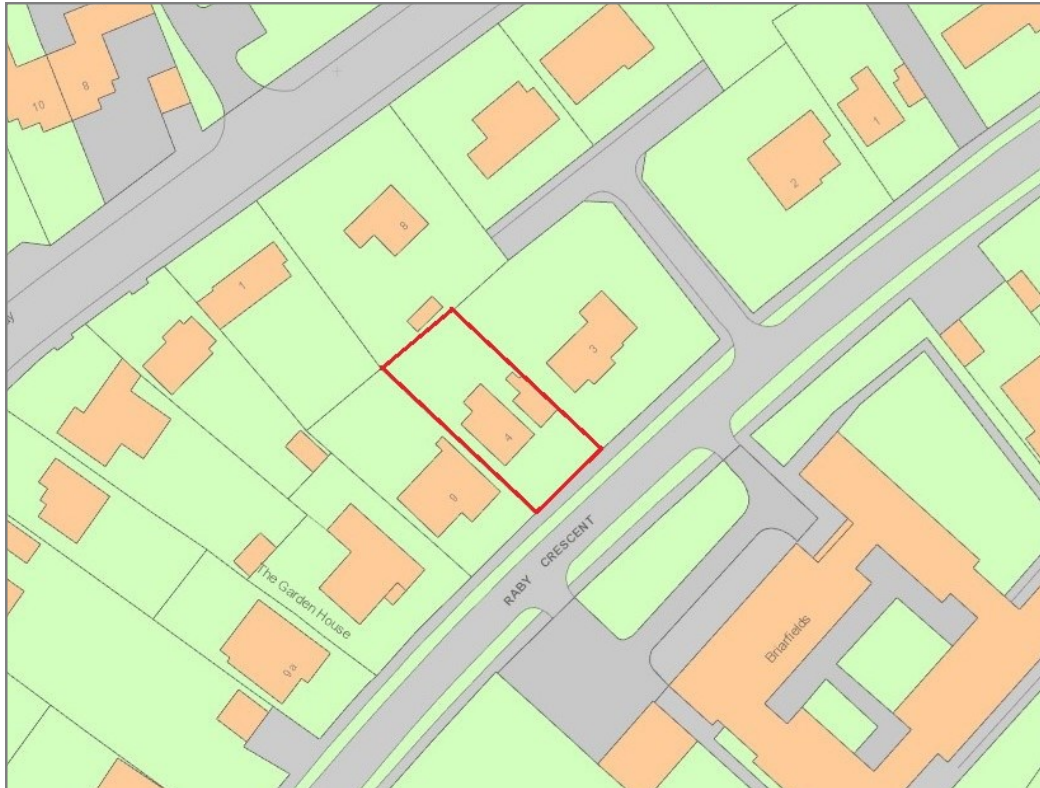




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Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC	Band D
Services	All mains services are connected

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.

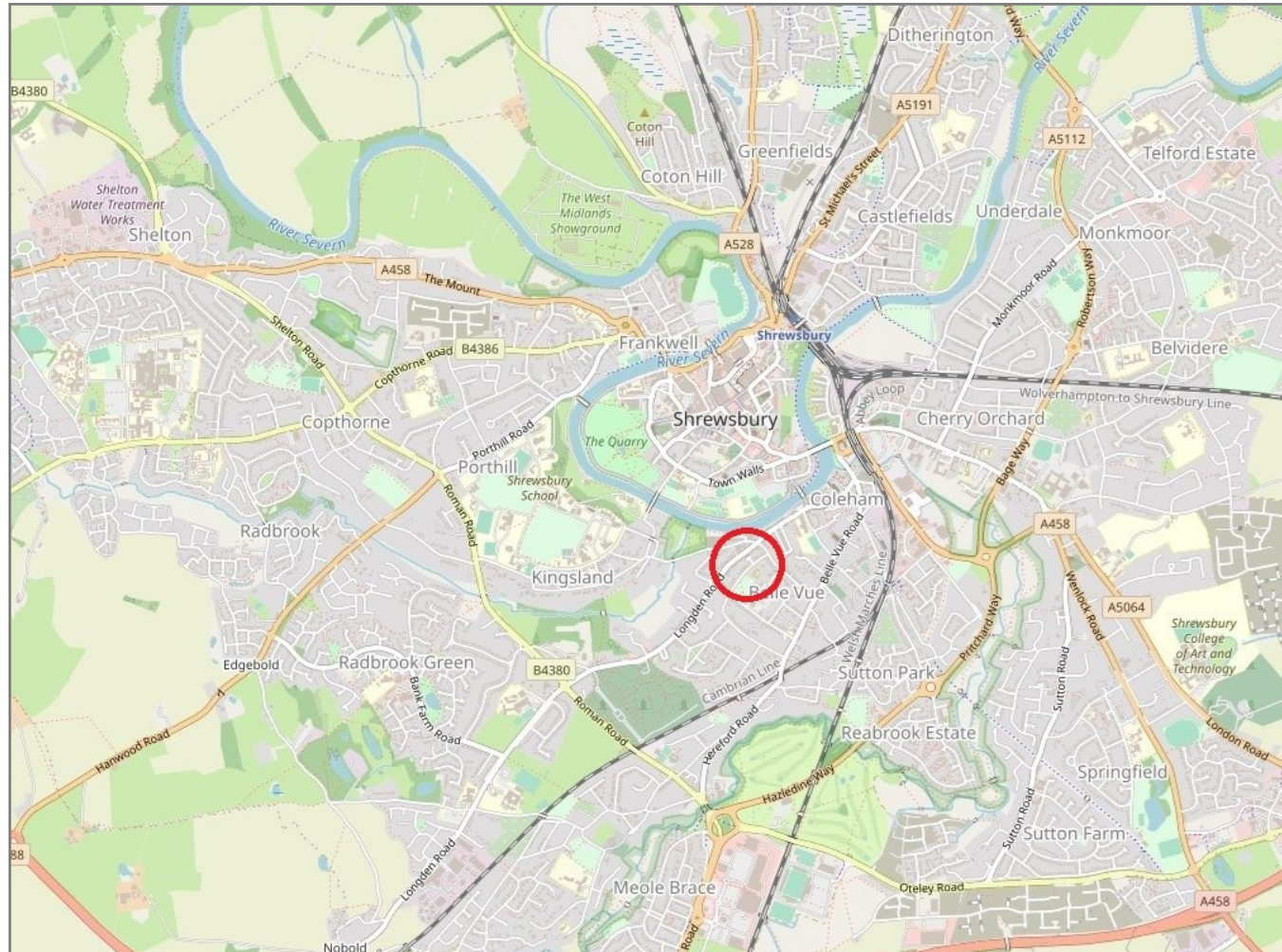
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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