



**21 Brook Street, Belle Vue, Shrewsbury SY3 7QR**

4 bedroom detached house — £699,000 (Offers in the Region of) Freehold

## 21 Brook Street, Belle Vue, Shrewsbury SY3 7QR

Coopergreenpooks.co.uk

£699,000 (Offers in the Region of) Freehold—4 bedroom detached house

sales@cgpooks.co.uk

**This very attractive bay fronted detached family home provides characterful and well-presented accommodation with a beautiful rear garden and private driveway. The property is well situated in the highly sought after Belle Vue area of Shrewsbury, on a quiet and pretty street, whilst being a short walk from the superb Coleham area of town and its outstanding primary school.**

### KEY FEATURES

- Lots of original features such as decorative quarry tiled flooring to entrance hall, cornicing, striped pine doors and fireplaces. There are also working plantation shutters fitted to the front elevation windows, all bedrooms and the bathroom.
- Good sized separate living and dining rooms with bay windows to front and boarded flooring.
- Open plan kitchen/family room with tiled flooring, windows to 2 elevations and glazed doors to rear sun terrace and garden.
- The kitchen area benefits from an extensive range of units with granite working surfaces and appliances.
- There is also a cloakroom on the ground floor and access to large useful cellar rooms.
- Staircase from hall to first floor landing where there are 4 bedrooms and a large family bathroom with separate shower.
- There is a secondary enclosed staircase which leads to the second-floor loft room which would make a good play area or home office.
- Gas fired central heating and partial double glazing.
- Wrought iron gated access to a substantial driveway with an adjoining walled front garden.
- Magnificent private rear garden which is of a good size and beautifully landscaped to lawn with established beds and borders and a large, raised terrace. There are also 2 useful brick-built stores which adjoin the rear of the property as well as a greenhouse.
- The current owners have informed us that the property has previously had planning permission approved for an extension/annex.
- Very convenient location within walking distance of the fantastic and varied amenities of Coleham, along with both the primary school and both Meole and Priory secondary schools.

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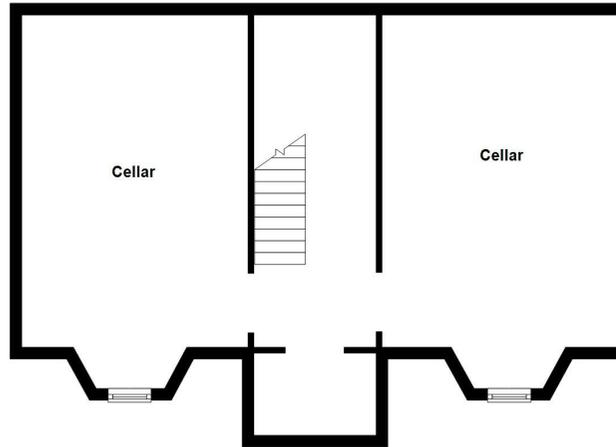
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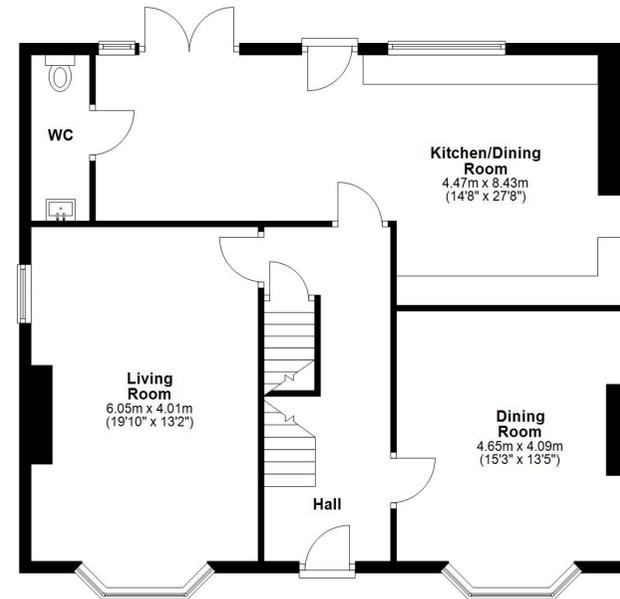
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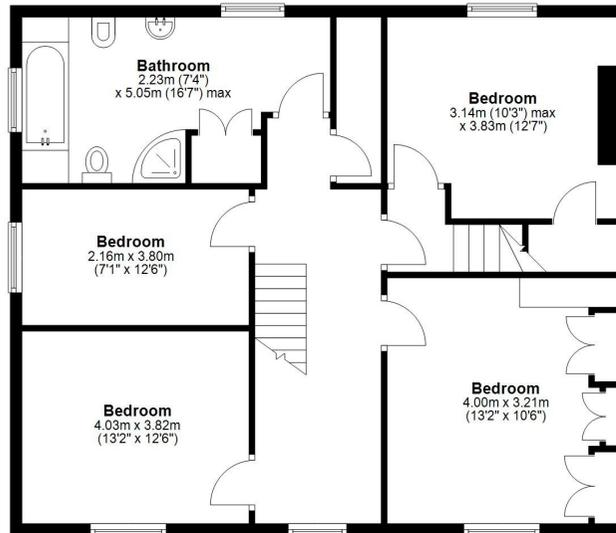
**Cellar**  
Approx. 63.3 sq. metres (681.7 sq. feet)



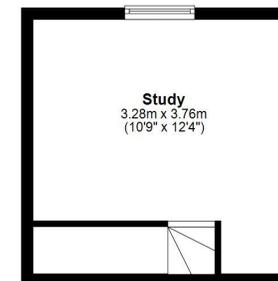
**Ground Floor**  
Approx. 89.0 sq. metres (957.5 sq. feet)



**First Floor**  
Approx. 87.3 sq. metres (939.5 sq. feet)

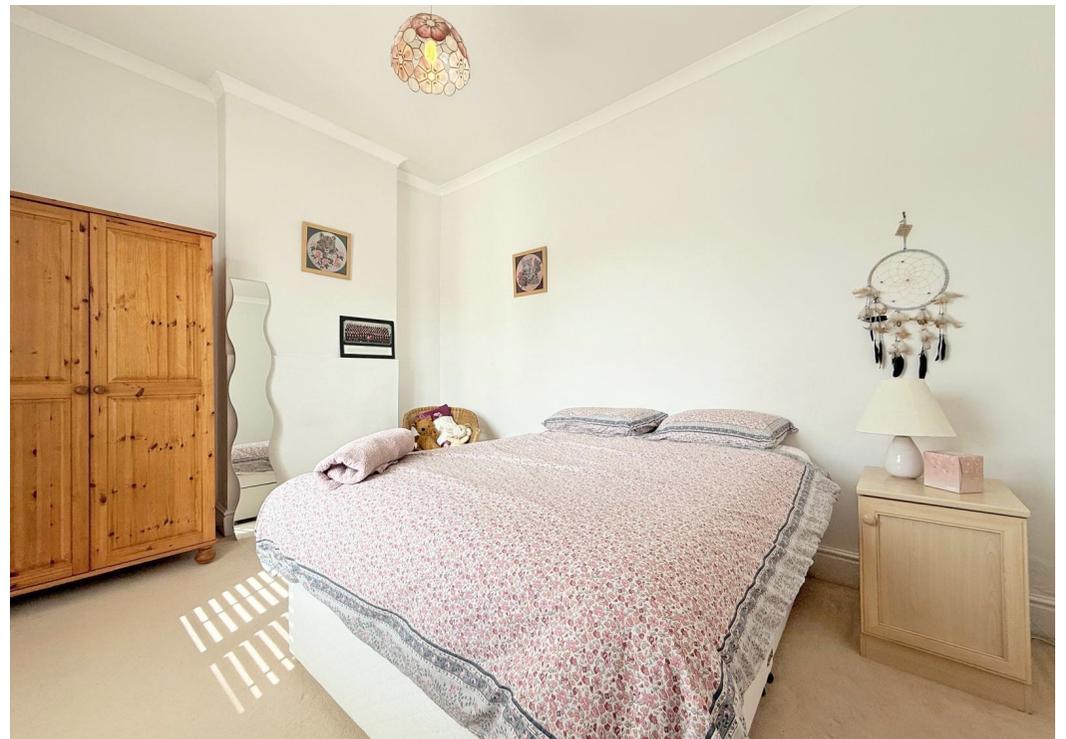


**Second Floor**  
Approx. 18.8 sq. metres (202.8 sq. feet)



Total area: approx. 258.4 sq. metres (2781.6 sq. feet)







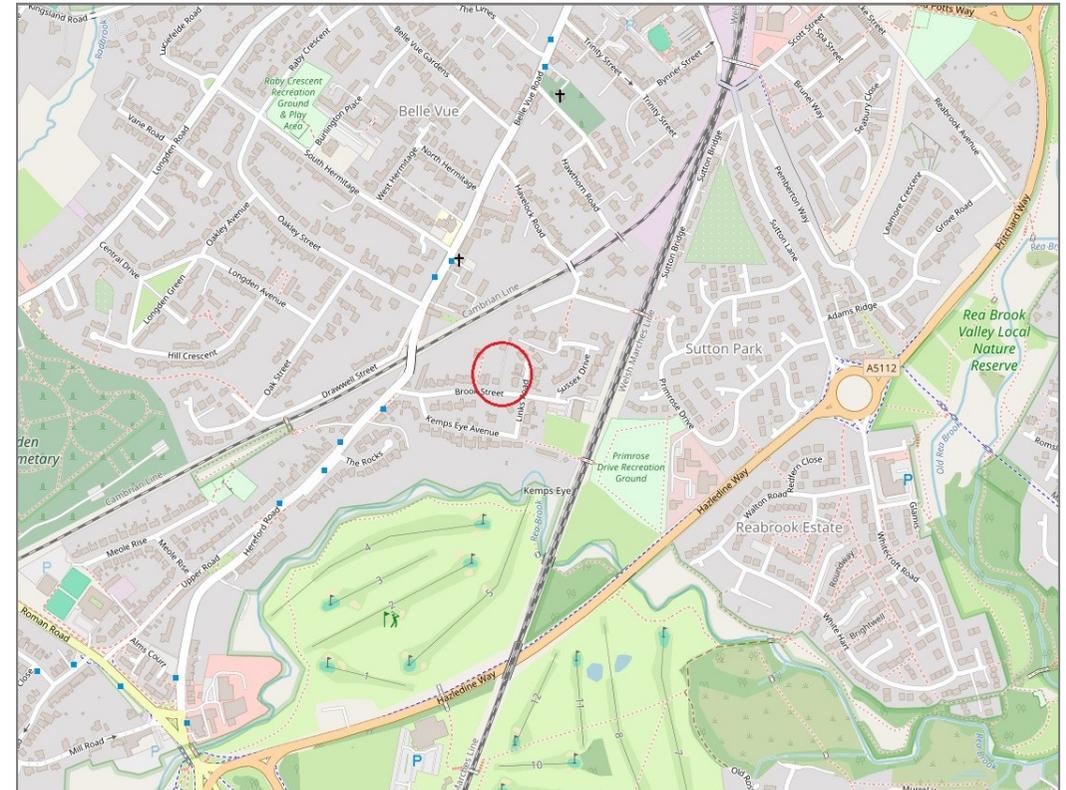
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>Band E</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
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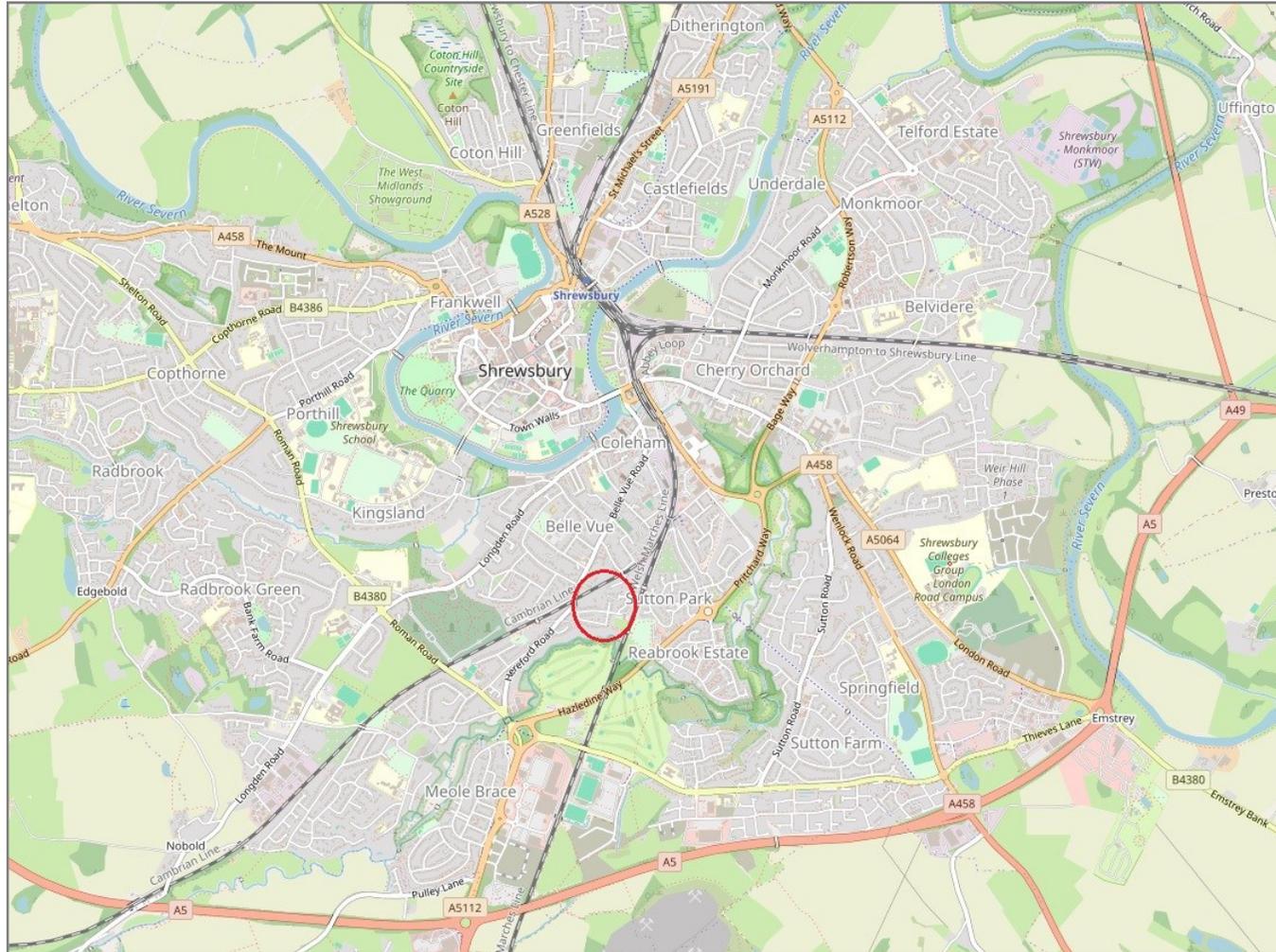
Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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