

# Wilderhope Cottage Belle Vue Road Shrewsbury SY3 7LP



2 Bedroom House - Detached  
£1,325 PCM

## The features

- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LIVING ROOM
- BATHROOM
- SIDE AND REAR GARDENS
- VIEWING ESSENTIAL
- KITCHEN WITH APPLIANCES
- TWO DOUBLE BEDROOMS
- GARAGE
- DRIVEWAY PARKING
- EPC RATING C



## **\*\*TWO BEDROOM DETACHED HOME WITHIN WALKING DISTANCE OF SHREWSBURY TOWN CENTRE\*\***

**A versatile Dormer style home offering deceptively spacious accommodation over two floors set in the heart of this popular residential location within walking distance of Shrewsbury town centre and all amenities. The accommodation briefly comprises of; Entrance Hall, Living Room, Kitchen with appliances, Two Double Bedrooms, Bathroom. Externally the property boasts both side and rear gardens laid to lawn, garage and private driveway offering ample parking.**

### **Property details**

#### **ENTRANCE PORCH**

With vinyl flooring, round windows to side aspects

#### **ENTRANCE HALL**

With wooden flooring, radiator, under stairs storage cupboard

#### **LIVING ROOM**

With carpet, gas fire with surround, bay window to front aspect, double doors leading to OUTSIDE

#### **KITCHEN**

Comprehensively fitted with range of units incorporating single drainer sink unit set into base cupboard. Further range of cupboards and drawers with round edge worksurfaces over with tiled splash backs. Integrated oven and grill, gas hob with cooker hood over. Freestanding fridge, freezer and washing machine. Windows to front, side and rear aspects

#### **STAIRS AND LANDING**

With carpet, window to rear aspect, storage cupboard offering shelving space

#### **BEDROOM 1**

With carpet, window to side aspect, radiator. fitted wardrobe offering hanging and shelving space

#### **BEDROOM 2**

With carpet, window to side aspect, range of fitted bedroom furniture, radiator

#### **BATHROOM**

With 4 piece suite to include; bath with shower attachment, shower cubicle, pedestal wash hand basin and low level WC. Wall mounted heated towel rail, windows to front aspect

#### **OUTSIDE**

The property benefits from private driveway parking for 3/4 cars, garage with electricity supply, both side and rear gardens both laid to lawn.

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**Judy Bourne**

**Director at Monks**  
judy@monks.co.uk

**Get in touch**

**Call.** 01743 361422  
**Email.** info@monks.co.uk  
**Click.** www.monks.co.uk

**Shrewsbury office**

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

**We're available 7 days a week**

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>86</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>69</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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