

# 19 Moreton Crescent Belle Vue Shrewsbury SY3 7BY



**3 Bedroom House - Terraced**  
**Offers In The Region Of £330,000**

## The features

- IMPRESSIVE 3 BEDROOM PERIOD TOWN HOUSE
- IDEALLY PLACED FOR THE LOCAL COLEHAM COMMUNITY AND TOWN
- LOVELY RE-FITTED KITCHEN AND UTILITY
- WELL APPOINTED BATHROOM
- VIEWING ESSENTIAL.
- MUCH IMPROVED AND MODERNISED
- RECEPTION HALL, LOUNGE AND DINING ROOMS WITH OPEN FIRES
- 3 GENEROUS DOUBLE BEDROOMS
- COURTYARD STYLE REAR GARDEN AND OFF ROAD PARKING FOR TWO
- EPC RATING TBC



**\*\*\* MUCH IMPROVED CHARMING PERIOD TOWN HOUSE WITH PARKING \*\*\***

An excellent opportunity to purchase this beautifully presented, 3 bedroom period Town House which has been greatly improved and provides modern living, blended with the original features including open fireplaces, tiled floors, picture rails and stripped oak doors.

Occupying an enviable position in this much sought after conservation area being a short stroll from the vibrant neighbouring community of Coleham with excellent facilities including school, cafe culture, restaurant/public houses, independent stores and riverside walks through to the Town Centre.

The accommodation which truly must be viewed to be fully appreciated briefly comprises Reception Hall, Lounge and Dining Rooms each with open fireplaces, lovely re-fitted Kitchen with oven and hob and adjacent Utility, 3 generous double Bedrooms and well appointed Bathroom.

The property has the benefit of gas central heating, double glazing, lovely courtyard rear garden laid for ease of maintenance and off road parking for 2 cars.

Viewing essential.

## Property details

### LOCATION

The property occupies an enviable position on the edge of this most sought after conservation area of the Town. A short stroll from the vibrant Coleham area which boasts a range of amenities including independent shops, cafes, public houses and school along with riverside walks to the famous Shrewsbury Quarry and Town Centre. There is also ease of access to the A5/M54 motorway network for commuters.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall with leaded light panels, original patterned tile floor, radiator.

### LOUNGE

A charming room with walk in bay window overlooking the front, central chimney breast with attractive Period fire place with open grate and wall lights to either side, picture rail, media point, radiator.

### DINING ROOM

Another characterful room with sash window to the rear, period fireplace with open grate, picture rail, radiator. Parquet wood block flooring.

### KITCHEN

Attractively fitted with range of soft grey fronted shaker style units incorporating undermount Belfast style sink set into base cupboard. Further range of cupboards and drawers with solid work surfaces over and having inset hob with extractor hood over and cutlery and pan drawers beneath and larder unit adjacent with shelving and storage. Further run of units incorporating cupboards, drawers, worksurface and eye level oven and grill with storage above and below and recess to the side for fridge/freezer. Quarry tiled floor, useful under stairs pantry cupboard with shelving, sash window to the side, contemporary wall mounted radiator. Opening to

### UTILITY

with sink set into worksurface with space beneath for appliances, continuation of tiled floor and double opening French doors leading onto the rear courtyard garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Galleried Landing with access to roof space and off which lead

### BEDROOM 1

An excellent double room with sash window to the front, built in double wardrobes to either side of chimney breast, ornamental period fireplace, radiator.

### BEDROOM 2

Another generous double room with sash window to the rear, ornamental fireplace, radiator.

### BEDROOM 3

with window overlooking the rear, built in wardrobes, radiator.

### BATHROOM

attractively re-fitted with suite comprising bath with direct mixer shower unit over, wash hand basin and WC set into concealed vanity with storage and large mirror and additional storage over. Sash window to the rear, period style radiator.

### OUTSIDE

The property is approached over pathway with forecourt garden area with dwarf walling. The Rear Garden is of an attractive courtyard style being laid for ease of maintenance to paved and gravelled sun terrace which are bordered by well stocked raised flower and shrub beds. Brick paved path leading through to the off road parking for two cars.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

**NEED TO CONTACT US**

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



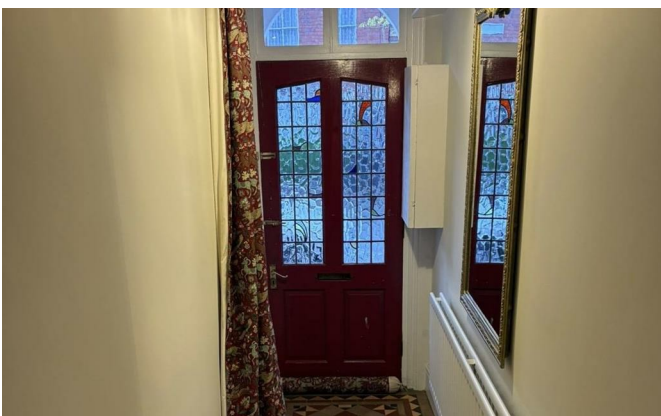
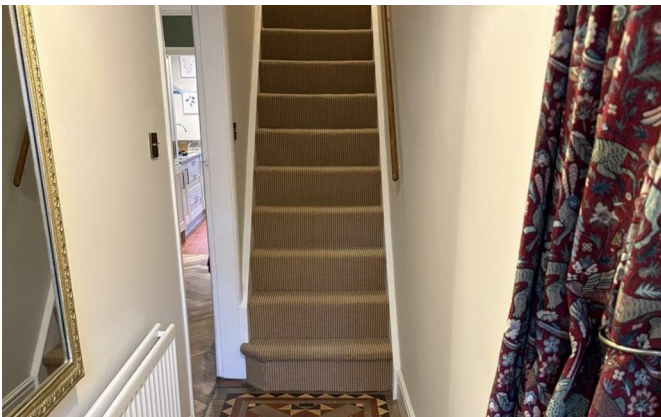


MONKS



**19 Moreton Crescent, Belle Vue, Shrewsbury, SY3 7BY.**

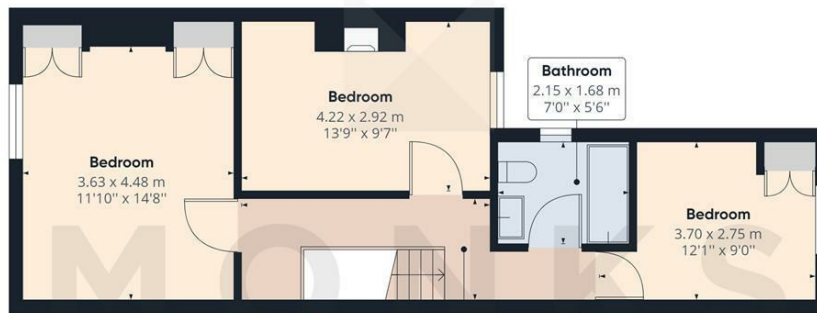
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Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
1076.18 ft<sup>2</sup>  
99.98 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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