

45 Montague Place, Belle Vue, Shrewsbury, Shropshire,  
SY3 7NF

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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**Offers In The Region Of £450,000**

Viewing: strictly by appointment  
through the agent

Occupying a particularly secluded position within this much sought after residential location. This is an attractive, improved, spacious and instantly appealing period three bedroom end of terrace house, which occupies a generous plot with large stoned driveway. Belle Vue has an excellent variety of amenities, well placed for easy access to highly regarded schooling, tranquil riverside walks leading to the Quarry park and the Shrewsbury town centre. Commuters will be pleased to know that there is easy access to the local bypass which then links up to the M54 motorway and beyond. Early viewing comes highly recommended by the selling agent. The accommodation briefly comprises the following: Reception hallway, bay fronted lounge, separate dining room, re-fitted kitchen/breakfast room, laundry room, cloakroom, first floor landing, three good sized bedrooms, modern re-fitted bathroom, generous stoned driveway, good sized well established gardens, extensive double glazing, gas fired central heating, sought after residential location.

The accommodation in greater detail comprises the following:

Canopy over original leaded stained glazed wooden entrance door gives access to:

**Reception hallway**

Having wooden flooring, radiator, coving to ceiling.

Wooden panelled door from reception hallway gives access to:

**Dining room**

11'10 x 11'10

Having wooden flooring, two sealed unit double glazed windows, two radiators, coving to ceiling.

Decorative arch from dining room gives access to:

**Bay fronted lounge**

13'2 max into bay x 11'5

Having walk-in glazed bay window to front, wood burning stove set to a period style surround, coving to ceiling, wooden flooring, radiator.

Wooden framed sealed unit glazed doors from dining room gives access:

**Re-fitted kitchen/breakfast**

15'6 x 9'4

And comprises: replaced eye level and base units with built-in cupboards and drawers, integrated dishwasher, range style stainless steel finish Smeg oven with five ring gas hob and Smeg stainless steel cooker canopy over, integrated dishwasher, space for fridge and freezer, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, two sealed unit double glazed windows to side, sealed unit double glazed window to rear, sealed unit double glazed French doors giving access to rear gardens, tiled floor, radiator, under-stairs pantry, recessed spotlights to ceiling.

Square arch from kitchen/breakfast room gives access to:

**Laundry room**

6'5 x 5'3

Having space for appliances, fitted wooden style worktop, eye level store cupboard, wall mounted gas fired central heating boiler, Velux roof window, tiled floor, radiator.

Door from laundry room gives access to:

**Cloakroom**

Having low flush WC, glazed window, wall mounted wash hand basin, tiled floor, recessed spotlights to ceiling.

From reception hallway stairs rise to:

**First floor landing**

Having exposed painted floor boards, loft access with pull down ladder which leads to a useful attic area, over-stairs storage cupboard plus linen store cupboard.

Wooden panelled doors from first floor landing give access to: Three bedrooms and re-fitted bathroom

**Bedroom one**

11'9 x 11'0

Having glazed window to front, radiator, range of fitted wardrobes with eye level storage cupboard above.

**Bedroom two**

11'10 x 8'11

Having glazed window to side, radiator.

**Bedroom three**

8'7 x 7'11

Having glazed window overlooking gardens, radiator.

**Re-fitted bathroom**

Having a modern three piece suite comprising: P shaped panelled bath with mixer shower over, glazed shower screen to side, wash hand basin with mixer tap over, WC with hidden cistern, vinyl wood effect floor covering, part tiled to walls, recessed spotlights to ceiling, glazed window to rear, heated chrome style towel rail.

**Outside**

Quarry tiled paved pathway gives access to front door. The front gardens have mature shrubs. To the side of this gated access leads to a large stoned driveway providing off street parking for a number of vehicles, timber garden shed and mature tree.

Gated pedestrian access then leads to :

**Well established side and rear gardens**

Which comprise: Indian sandstone paved patio area, shaped lawned garden, a variety of attractive shrubs, plants, bushes and trees, raised beds, low maintenance stoned sections, outside cold tap. The gardens are enclosed.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND B**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 61      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

## FLOORPLANS

