

9 Oakley Manor Gardens, Belle Vue, Shrewsbury,  
Shropshire, SY3 7NT

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**Offers In The Region Of £635,000**

Viewing: strictly by appointment through the agent

A well-presented, much improved and generously proportioned four-bedroom mid-terrace townhouse, situated on a highly sought-after small select development constructed by renowned local builders Shropshire Homes.

This impressive property offers versatile and thoughtfully designed accommodation set over three floors, ideal for modern family living. The property has the added benefit of two garages and ample off-street parking. Finished to a high standard throughout, it combines modern style with practical functionality, featuring quality fixtures and fittings together with an abundance of natural light.

Belle Vue is a highly desirable residential location within easy reach of the vibrant town centre of Shrewsbury, The Quarry with its tranquil riverside walks, and a range of reputable schools including Shrewsbury High School, The Priory School, Meole Brace School and Coleham Primary School. There is also a local park and good everyday amenities nearby.

Early viewing is highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, snug, playroom, impressive refitted open plan kitchen/diner/family room with feature bi-folding doors, utility room, first floor landing, lounge with enclosed walk-out balcony, study, bedroom with refitted ensuite shower room, second floor landing, guest bedroom with ensuite shower room, two further bedrooms, family shower room, garage, ample off street parking for a number of vehicles, landscaped rear enclosed gardens, double glazing, gas fired central heating and kitchen underfloor heating.

The accommodation in greater detail comprises:

Sealed unit double glazed composite entrance door gives access to:

**Reception hallway**

Having engineered wooden flooring, coving to ceiling, radiator, two sealed unit double glazed sash windows, cupboard housing cylinder unit.

Door from reception hallway gives access to:

**Cloakroom**

Having low flush WC, wall hung wash hand basin with storage cupboard below, radiator, engineered wooden flooring, extractor fan to ceiling.

Door from reception hallway gives access to:

**Snug**

9'7 x 9'1

Having sealed unit double glazed sash window to front, radiator, engineered wooden flooring, recessed spotlights, coving to ceiling.

Door from reception hallway gives access to:

**Playroom**

9'1 x 7'0 max

Having engineered wooden flooring, recessed spotlights and coving to ceiling.

Wooden framed glazed door from reception hallway gives access to:

**Impressive refitted kitchen/diner/family room**

22'10 x 18'9 max reducing down to 17'5

The kitchen comprises a range of contemporary eye-level and base units with built-in cupboards and drawers, along with an integrated double oven, microwave combination oven, wine rack, full-height fridge and freezer, dishwasher, and a five-ring gas hob with stainless steel canopy extractor. It features unpolished granite worktops, tiled flooring with underfloor heating, a glazed roof window, recessed ceiling spotlights, and tiled splashbacks. Double-glazed bi-folding doors open onto the rear garden. The central kitchen island includes additional base units, an unpolished granite worktop, and an inset twin stainless steel sink with mixer tap.

From reception hallway door gives access to:

**Utility room**

9'5 max x 5'9

Having a range of fitted eye level and base, space for washing machine and tumbler dryer, fitted worktop with inset stainless steel sink drainer with mixer tap over, tiled floor, tiled splash surrounds, radiator, recessed spotlights and extractor fan to ceiling.





From reception hallway contemporary staircase leads to:

**First floor landing**

Having coving to ceiling, radiator.

Doors from first floor landing then give access to: Study and bedroom.

**Study**

11'5 x 6'4

Having sealed unit double glazed sash window to rear, engineered wooden flooring, radiator.

Door from study gives access to:

**Lounge**

12'2 x 11'5

Having coal effect gas fire set to a stone style hearth with matching fire surround, radiator, coving to ceiling.

Sealed unit doubles glazed French doors from lounge then gives access to enclosed walk-out balcony.

**Bedroom**

13'6 x 13'1 max

Having two sealed unit double glazed sash windows to front, radiator, two built-in wardrobes, understairs storage cupboard. Door from bedroom gives access to:

**Refitted ensuite shower room**

A contemporary refitted shower suite comprising a tiled shower cubicle with a modern glass screen, featuring a ceiling-mounted drench shower head and a separate hand-held shower attachment. There is a wash hand basin with a mixer tap, set within a vanity unit providing storage, along with a WC with a concealed cistern. The room benefits from a tiled floor, a heated chrome-style towel rail, recessed ceiling spotlights, and an extractor fan.

From first floor landing stairs rise to:

**Second floor landing**

Having radiator, coving to ceiling, light tunnel, loft access.

Door from second floor landing then gives access to: Three further bedrooms and family shower room.

**Bedroom**

16'8 max x 11'10

Having two double glazed windows to rear, 2 radiators, built-in double wardrobe. From bedroom door gives access to:

**Ensuite shower room**

A contemporary bathroom suite comprising a walk-in shower cubicle with a wall-mounted mixer shower. The suite also includes a wash hand basin with mixer tap, set above a storage cupboard, together with a low-level flush WC.

The room is finished with tiled flooring and tiled wall surrounds, and benefits from a radiator, recessed ceiling spotlights, and an extractor fan.

**Bedroom**

10'5 max x 9'3

Having double glazed window to front, radiator.

**Bedroom**

10'4 x 9'3

Having double glazed window to front, radiator.

**Family shower room**

A contemporary bathroom suite comprising a corner shower cubicle with a drench shower head and separate hand-held shower attachment. The suite also features a low-level flush WC and a wall-mounted wash hand basin with mixer tap, set above storage drawers providing useful storage. The room is finished with tiled flooring and tiled wall surrounds, and benefits from recessed ceiling spotlights and a light tunnel providing natural daylight. Additional features include a shaver socket and a heated chrome-style towel rail.

**Outside**

To the front of the property there is a low maintenance stone forecourt which provides additional parking if required. Paved pathway giving access to front door. Within the courtyard the property has the added and extremely unusual benefit of two garages.

**Garage one**

16'10 x 10'0

Having fitted power and light, electrically operated up and over door.

**Agents note**

We have been instructed by the vendors that the property is to be sold with the benefit of one garage only. The second garage is excluded from the proposed sale and may be available by separate negotiation, if required.

**Garage two**

16'10 x 10'0

Having up and over door, fitted power and light. Attached to the garage there is an electric car charging point, outside lighting points and two brick paved driveways.

To the rear of the property there is a:

**Contemporary landscaped low maintenance garden**

A rear garden featuring composite raised decking and a stone section incorporating a water feature. The garden also includes an artificial lawn, established climbing shrubs, and is enclosed by fencing providing a good degree of privacy. Additional features include an outside cold water tap, external electricity point, and rear pedestrian access.

**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 E**

**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.

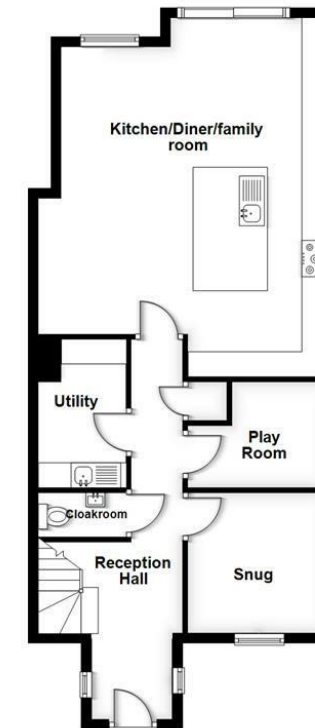
**Disclaimer**

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

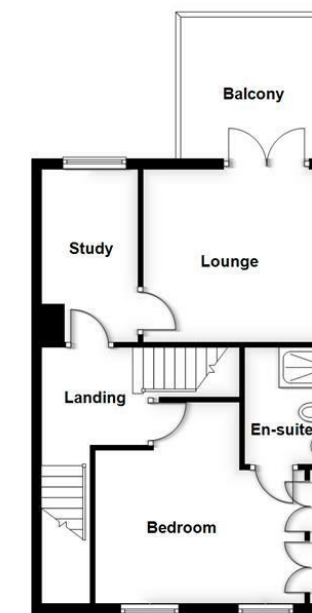
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Ground Floor



First Floor



Second Floor

