



17 OAK STREET
BELLE VUE | SHREWSBURY | SY3 7RQ





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Close to town amenities.

A STRIKING VICTORIAN SEMI-DETACHED HOUSE, PROVIDING
FANTASTIC LIVING SPACE FULL OF CHARM AND CHARACTER, SET WITH
BEAUTIFUL ESTABLISHED GARDENS

Located in a conservation area
Impressive period house
Accommodation over four floors
Stunning mature gardens
Walking distance to town



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From the English Bridge heading out of town, proceed around the gyratory system onto Coleham Head, then turn right onto Longden Coleham, proceed past the shops onto Longden Road. After a short distance turn left onto South Hermitage, first right into Oakley Street then carry on taking the second right turning into Oak Street. The property will be seen after a short distance on the left hand side.

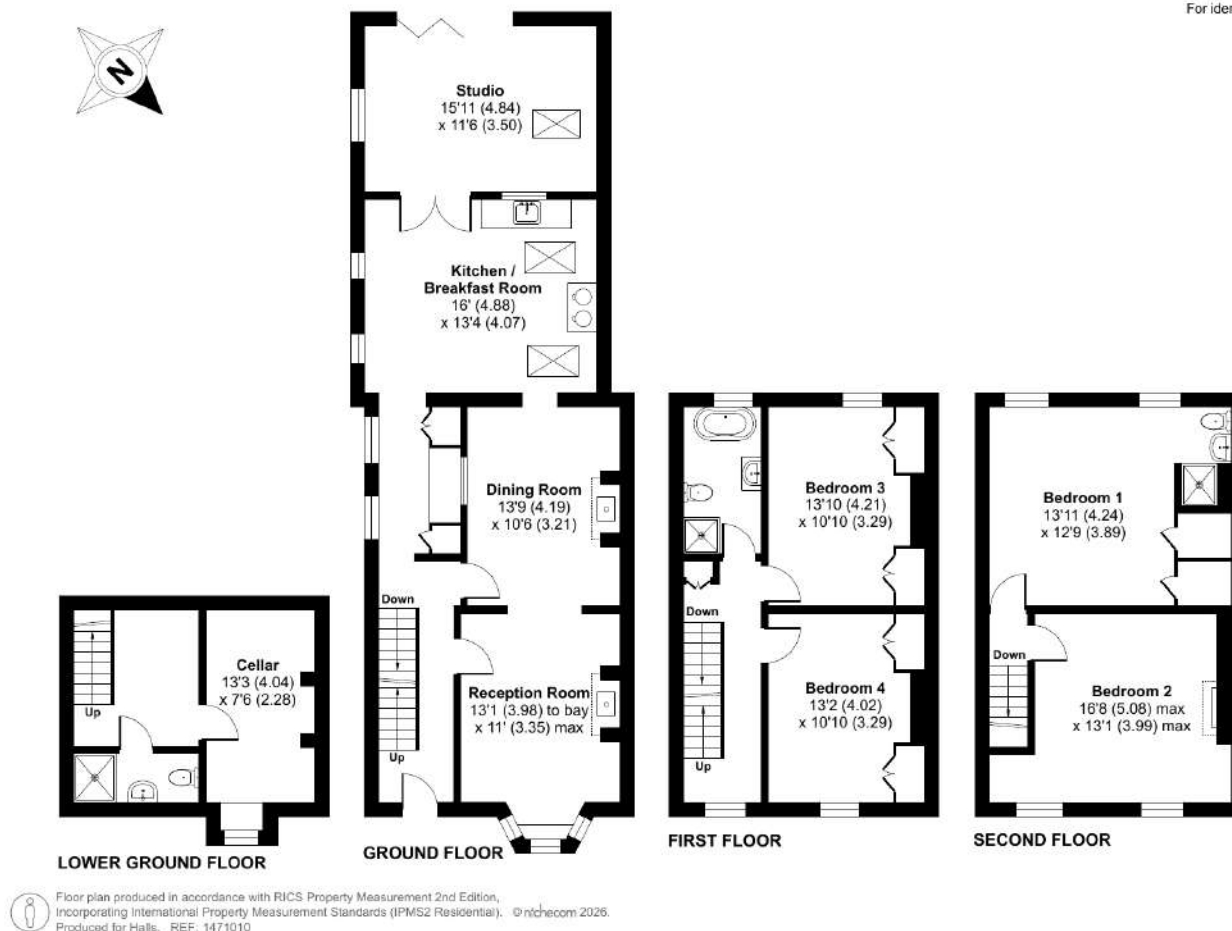
SITUATION

The property is particularly well situated in a conservation area, amidst one of the more traditional and sought after residential areas, just outside the town centre, which is within walking distance. There are a number of local amenities on hand including a selection of shops at Coleham, which also includes a primary school. A doctors surgery is available on South Hermitage with additional amenities close by. Commuters will be pleased to note that road links give ready access to the A5 through to the M54 motorway and on towards Telford and The Midlands.

PROPERTY

A most attractive and beautifully presented four-bedroom Victorian semi-detached townhouse, arranged over four floors and sympathetically enhanced by a rear extension, creating an exceptional blend of period character and modern family living. The property has been enhanced by the current owner, with a damp proof course being introduced, together with solar panels.

Occupying a highly desirable position within the sought-after area of Belle Vue, this impressive home is within easy walking distance of the town centre, excellent schools, local amenities and transport links. Retaining an abundance of original charm, the property offers spacious, versatile accommodation throughout.



The accommodation briefly comprises a welcoming reception hallway with chestnut flooring, elegant bay-fronted sitting room with log burner, dining room with Clearview wood-burning stove, inner hall and the Breakfast Kitchen has a Esse 990 electric stove and currently housing free standing units and appliances. The kitchen flows seamlessly into a superb family room with under floor heating and bi-folding doors opening onto the rear garden, creating an ideal space for modern family life and entertaining.

The lower ground floor provides a useful laundry, shower room and cellar/storage space.

To the first floor are two generous double bedrooms and a stylish family Bathroom room, with roll top bath and separate shower cubicle, whilst the second floor offers two further double bedrooms, the principal of which has a wc and shower cubicle, providing flexible accommodation for growing families, guests or home working.



OUTSIDE

Outside, the property enjoys an attractive brick-paved frontage and a delightful enclosed rear garden with large Indian sandstone patio, lawn, mature planting, well-stocked borders and a large timber garden shed. Further benefits include gas-fired central heating, cellar storage and a prime residential location.

Viewing is highly recommended to fully appreciate the quality, character and lifestyle offered by this exceptional Victorian home.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand the property has the benefit of mains electricity, gas, water and drainage. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - E



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



