



St Helena, 43 Belle Vue Road,
Shrewsbury, Shropshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An attractive semi-detached six bedroom property in a sought-after and convenient location

A handsome period family home that sensitively combines modern amenities and neutral décor with a wealth of period features, including sash windows, high ceilings, original fireplaces, and extensive wooden and original tiled flooring across the ground floor. Together, these elements create an elegant and practical living and entertaining environment close to town centre amenities.



4 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



GARAGE & PARKING



GARDEN



FREEHOLD



TOWN



3,220 SQ FT



**GUIDE PRICE
£975,000**

The property

43 Belle Vue Road is a handsome period family home offering more than 3,200 sq ft of light-filled flexible accommodation arranged over four floors. Designed to offer an elegant and practical living and entertaining space, the accommodation thoughtfully blends modern amenities and neutral décor with numerous period features, flowing seamlessly from a welcoming reception hall. It includes a sitting room with large front aspect bay window and fireplace, and a dining room with fireplace and French doors to the rear terrace. Further is a kitchen/breakfast room with a range of wall and base units including a large central island, a Belfast sink, modern integrated appliances, two sets of French doors to the rear terraces and a door from the breakfast room to a fitted utility room with en suite shower room. Stairs from the kitchen lead down to the lower ground floor which provides a spacious room with front aspect bay window, currently configured as a games room but suitable for a variety of uses, together with a useful store. Stairs rise from the reception hall and kitchen to the first floor, which provides two spacious bedrooms,

both with fireplaces and fitted storage, together with a well-proportioned third bedroom, a family bathroom with freestanding bath and a separate wood-lined family shower room. The property's three remaining bedrooms, two with fireplaces and fitted storage, can be found on the second floor.

Outside

Set behind low-level walling topped with mature hedging, the property enjoys strong kerb appeal and is approached via a low-maintenance gravelled front garden with a path leading to the storm porch and front door. A shared tarmac side driveway provides access to private parking, the garage, and an attached carport, with the garage featuring an internal door to the rear garden. The well-maintained, enclosed, part-walled rear garden offers level lawn areas bordered by well-stocked flower and shrub beds, gravelled paths, and a useful external store. Multiple seating and dining areas include a decked terrace accessible from the dining room and kitchen, as well as a gravelled terrace off the snug.



The garden is screened by mature shrubs and trees, creating a private and inviting space ideal for entertaining and al fresco dining.

Location

The property is located on Belle Vue Road in the Belle Vue suburb of Shrewsbury. It is a desirable residential area known for its Victorian and Edwardian homes, leafy streets, and proximity to the town centre.

It offers excellent local amenities, including supermarkets such as Asda, Sainsbury's, all within a two-mile radius, along with independent shops, cafes, and dining options in nearby. The area is well-served educationally, with several highly rated schools nearby, including the Outstanding-rated Coleham Primary School and The Priory School. Transport links are strong, with Shrewsbury Railway Station about a kilometre away offering routes to major cities, frequent local bus services, easy access to the A5 and M54, and widespread availability of superfast and ultrafast broadband.

Outdoor and lifestyle appeal is high thanks to the conservation area's tree-lined streets, proximity to the River Severn, within striking distance of central Shrewsbury, including the Quarry Park and historic Wyle Cop.

Shrewsbury town offers a wealth of independent coffee shops, cafes and wine bars to enjoy, along with local attractions such as the Shrewsbury Museum and Art Gallery, Shrewsbury Castle and the close by Attingham Park.



Distances

- Telford 15 miles
- Chester 47 miles
- Birmingham 48 miles
- Hereford 42 miles
- Wolverhampton 36 miles

Nearby Stations

- Shrewsbury
- Telford

Key Locations

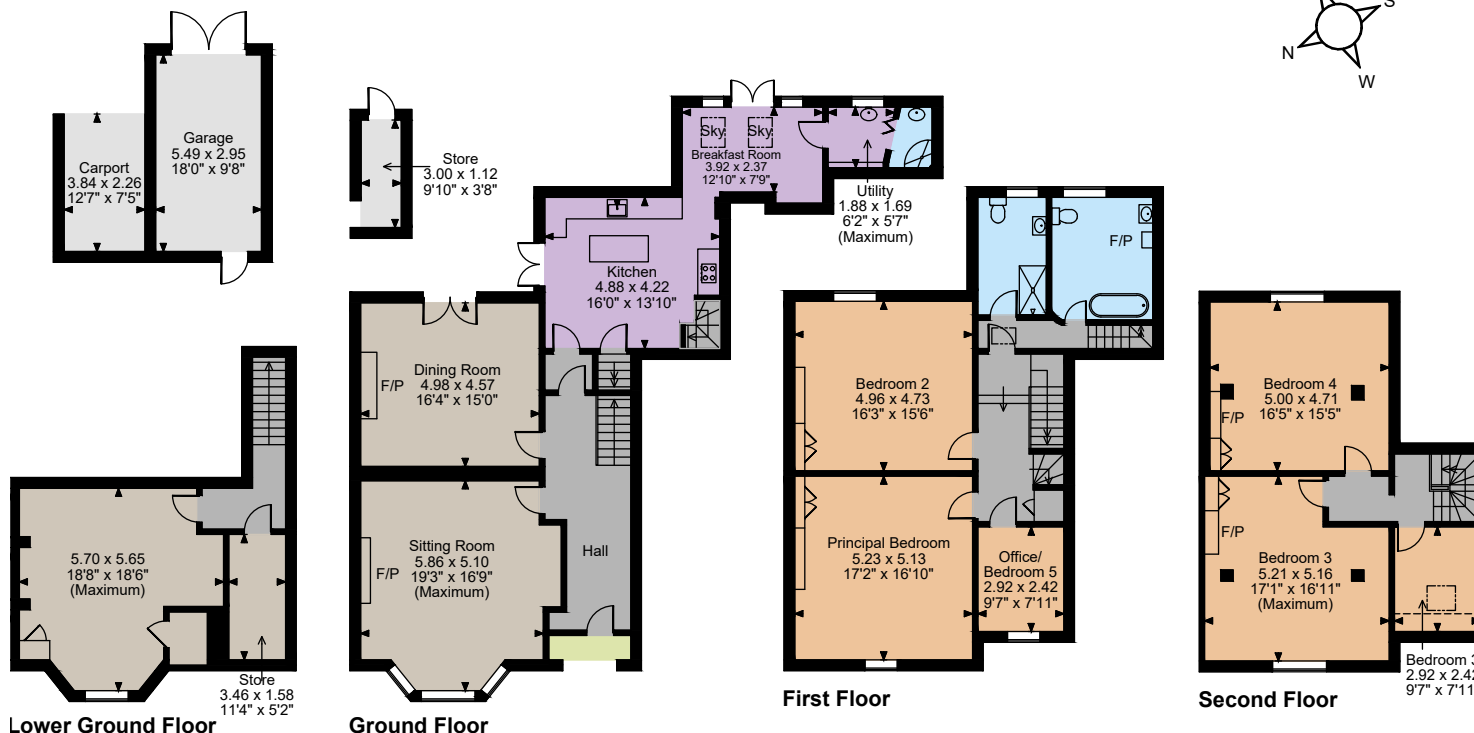
- Shrewsbury Castle
- The Quarry Park
- Attingham Park
- Shrewsbury Museum & Art Gallery

Nearby Schools

- Shrewsbury High School
- Prestfelde School
- Concorde College







The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 3,220 sq ft (299 sq m)

For identification purposes only.

Directions

Post Code: SY3 7LN

what3words: ///ship.universally.wins - brings you to the property.

General

Local Authority: Shropshire Council

Services: Mains electricity, gas, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band C

EPC Rating: D

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets, and curtains may be available by separate negotiation.

Wayleaves and easements: The property will be subject to and with the benefit of wayleaves, easements and rights of way, weather mentioned in these particulars or not.

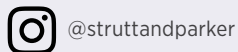
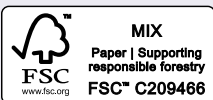
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Shrewsbury

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