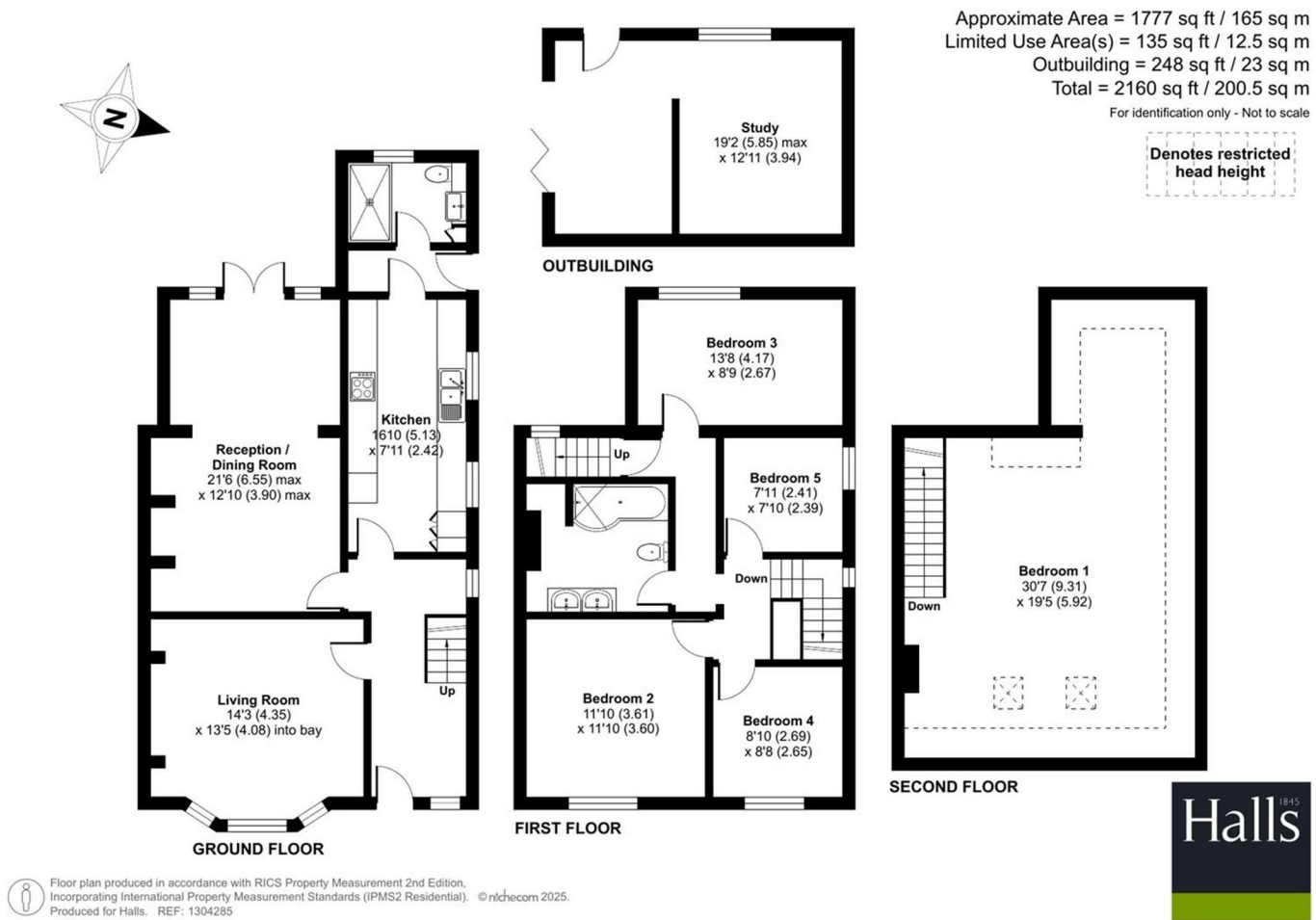


FOR SALE

18 Belvidere Road, Shrewsbury, SY2 5LR



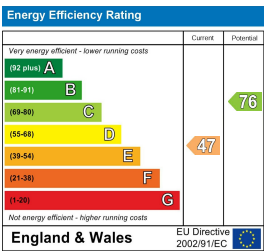
FOR SALE

Offers Over £450,000

18 Belvidere Road, Shrewsbury, SY2 5LR

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An impressive semi detached family home, which has been completely updated and improved throughout now offering incredibly well laid out and flowing accommodation, set over three floors located in a popular and sought after location on the outskirts of Shrewsbury.




01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@halls.gb.com




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Close to town amenities.



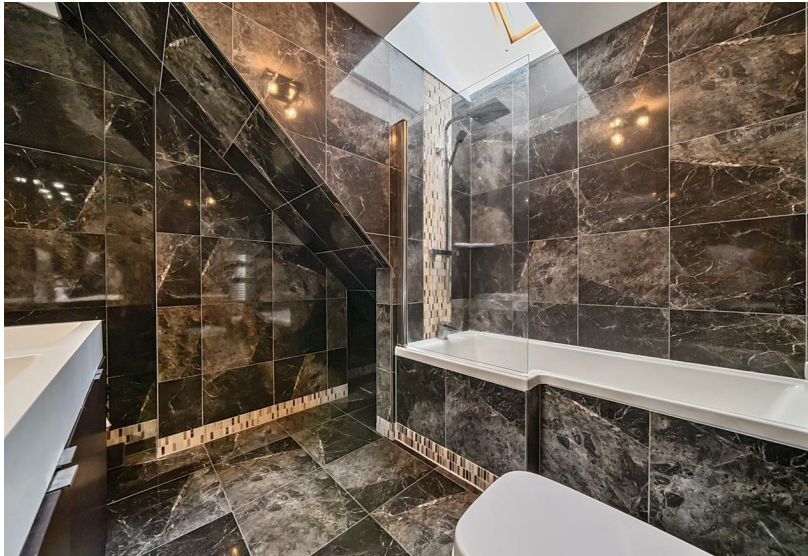
2 Reception Room/s



5 Bedroom/s



2 Bath/Shower Room/s



- Improved a extended family home
- 5 bedrooms, 2 bathrooms
- 2 large reception rooms
- Private driveway
- Home office/studio
- Popular location

DIRECTIONS
From Shrewsbury town centre, proceed over the English Bridge, through Abbey Foregate to the Column roundabout. Take the first exit onto Preston Street and the first left onto Belvidere Avenue. Continue along Belvidere Avenue and turn left at the T Junction. Take the second left into Belvidere Road and the property will be found towards the bottom of the road on the left hand side.

SITUATION
The property is situated in a pleasant and quiet cul-de-sac position, in this popular, sought after and highly desirable residential area, well placed within reach of excellent amenities which including a primary school, doctor's surgery, shops and public house. The property is in close proximity to the town centre with its many fashionable bars and restaurants, boutique style shops, The Theatre Severn, Shrewsbury Railway Station and the Quarry Park and Dingle Gardens. The property is also ideally placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.

DESCRIPTION
18 Belvidere Road has gone through a detailed and comprehensive renovation, which has produced a stunning 5 bedroom family home of over 2,000 sq ft (including the converted garage) that has been finished to the highest of standards.

On entering the property there is a reception hall with a waxed and polished solid oak floor and a part oak part glazed contemporary staircase leading to the first floor. An oak door leads through to the front sitting room which has a bay window overlooking the driveway. Beyond is a double reception room with oak floors that offers a family room and dining area with French doors lead from here to the rear gardens.

The kitchen is superbly appointed with a range of wall and floor contemporary units with high gloss doors and wood worktops, incorporating a range of integrated appliances that include a double oven, microwave, dishwasher, space for an American style fried/freezer, and a double sink with mixer tap. The waxed and polished solid oak floor continues through the kitchen and into the rear lobby where there is plumbing for a washing machine and access to the side of the property. At the rear of the ground floor is a beautifully finished wet room with a walk-in shower with overhead drench shower and hand held shower, dressing surface with inset wash hand basin with vanity cupboard under, WC and fully tiled walls.

On the first floor there are 4 bedrooms that are all served by the downstairs wet room and the superbly appointed family bathroom that has an L shaped bath with drench overhead shower and hand held shower, glazed shower screen, twin wash hand basins, WC, tiled floor and fully tiled walls.

On the second floor there is spectacular loft conversion which offers bedroom 5 and has 4 Velux roof lights and exposed brick chimney breast feature.

OUTSIDE
The property is set back and divided from the road by a block paved driveway which provides plenty of parking spaces. The driveway extends to the side and leads to the rear garden where there is a further decorative paved patio and terrace. The garden is neatly kept and easily maintained with artificial lawn. The whole being well enclosed on all sides by well maintained fencing. There are also outside lighting points.

To the back of the garden is the studio (garage conversion) which has bi-fold doors and a further panelled and part glazed door. The studio is fully insulated with underfloor heating and has power, lighting and water. Beyond the studio is a large workshop/storage area.

GENERAL REMARKS
ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.