

138 Crowmere Road, Belvidere, Shrewsbury, Shropshire,
SY2 5JY

www.hbshrop.co.uk



Important Notice - please read carefully

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:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £299,950

Viewing: strictly by appointment through the agent

A traditional, well presented and deceptively spacious three/four bedroom semi detached property occupying a convenient and established residential position, offering well proportioned accommodation ideally suited to first time buyers, families, or those looking for a property with good access to local amenities and transport links. The property is conveniently located for a range of local amenities, schools and supermarkets, while Shrewsbury town centre is easily accessible and offers an extensive selection of shopping, dining and leisure facilities. For commuters, the property benefits from excellent road connections with straightforward access to the A5 bypass, A49 and A458, providing convenient routes to Telford, Oswestry and the wider regional road network. This property represents an excellent opportunity to acquire a well located home in a popular residential area, and early viewing is highly recommended by the agent.

The accommodation briefly comprises of the following: Storm porch, entrance hall, lounge, dining room, kitchen, inner hall, bedroom four/study, ensuite shower room, first floor landing, three further bedrooms, bathroom, sealed unit double glazing, gas fired central heating, the particular feature of the property is the corner plot position occupies with ground to front, side and rear, good size driveway, access to carport.

The accommodation in greater detail comprises:

Storm canopy with two steps leading up to the UPVC double glazed entrance door gives access to:

Entrance hall

Having under-stairs recess and cupboard, staircase leading off, radiator, laminate wood effect flooring.

Door from entrance hall gives access to:

Lounge

14'4 x 10'8

Having laminate wooden flooring, sealed unit double glazed bow window to front, double radiator and single radiator, gas log effect fire with adam style surround marble inset and hearth, TV aerial point, two wall light points. Opening from lounge gives access into:

Dining room

10'8 x 8'0

Having laminate wood effect flooring, sealed unit double glazed sliding patio door giving access to rear garden, double radiator.

Door from dining room and entrance hallway gives access to:

Kitchen/breakfast room

15'0 x 8'11

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset single sink drainer unit, space for dishwasher, space for washing machine, built-in Ferre four ring gas hob with extractor fan and Whirlpool electric oven below, wall mounted LOGIC heat 15 gas fired central heating boiler, sealed unit double glazed window to rear, ceramic tiled floor, double radiator, space for upright fridge freezer, fitted display cabinet.

Door and step down from Kitchen/Breakfast room gives access to:

Inner hallway

Having UPVC double glazed window to front and rear of property, ceramic tiled floor. Step up from inner hallway gives access to:

Bedroom four/study

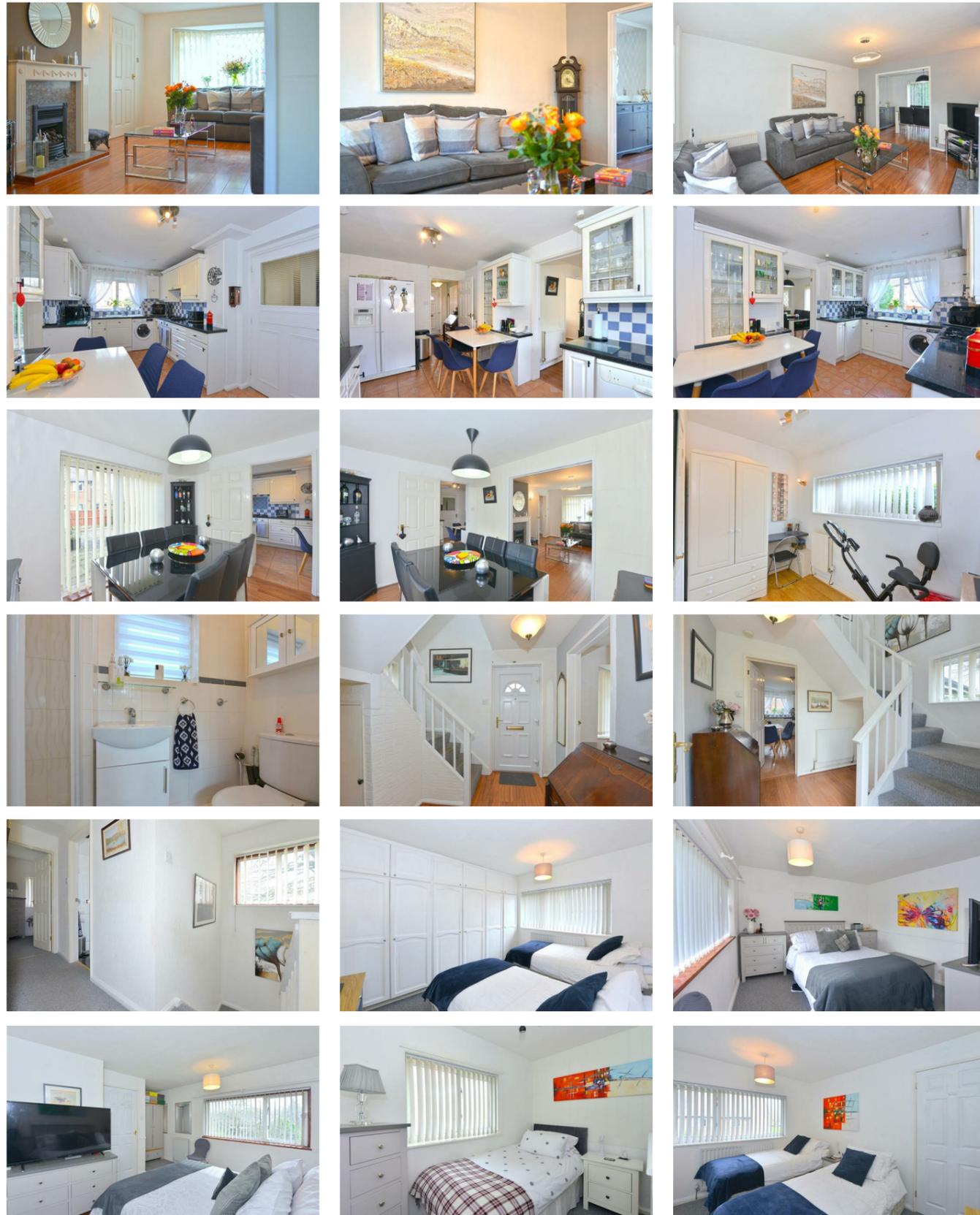
9'4 x 8'6

Having wooden flooring, double radiator, sealed unit double glazed window to front. Door to:

Ensuite shower room

Having glazed shower cubicle with Triton electric shower, vanity unit with tiled splash splash back, low flush WC, pull cord extractor fan, sealed unit double glazed window





From entrance hallway stairs rise to:

First floor landing

Having two sealed unit double glazed window to side

From first floor landing doors give access to: Three bedrooms and bathroom.

Bedroom one

14'6 x 11'3

Having double radiator, two sealed unit double glazed windows to front, dado rail.

Bedroom two

11'1 x 8'8

Having radiator, sealed unit double glazed window to rear, comprehensive of fitted wardrobes set to one wall comprising three double wardrobes and three double cupboards above.

Bedroom three

8'11 x 7'5

Having sealed unit double glazed windows to rear, radiator, built-in wardrobe.

Bathroom

Having panel bath, Triton electric shower above, glazed shower screen, fully tiled around bath, vanity unit, concealed low flush WC, fully tiled walls, sealed unit double glazed window, ceramic tiled floor, airing cupboard housing lagged copper cylinder with slated shelving.

Outside

The property is situated on a good size corner plot and is accessed via a concrete driveway flanked by front garden which is laid to lawn, additional side garden which is laid to lawn. From the driveway access is given to carport and double wooden gates, further pedestrian side wooden gates gives access to:

Rear gardens

Having lawn gardens with flower and shrubs borders, two timber sheds, outside lighting, cold water tap, paved and gravelled sun terrace.

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 C

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.

