



35 Reabrook Avenue, Belle Vue, Shrewsbury, Shropshire, SY3 7PZ

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Offers In The Region Of £300,000

Viewing: strictly by appointment through the agent

Located within this popular and convenient residential location this is a deceptively spacious, well presented and improved three bedroom bay fronted period semi-detached house. The property is within walking distance of local amenities, highly regarded schooling, the Shrewsbury town centre and Quarry Park with tranquil riverside walks. Commuters will be pleased to know that easy access can be gained to the A5 which then links up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises: Entrance hallway, bay fronted lounge, separate dining room, re-fitted kitchen, first floor landing, three bedrooms, re-fitted bathroom, brick paved driveway, large rear enclosed gardens measuring over 70 meters in length, upvc double glazing and gas fired central heating. Viewing is recommended.

The accommodation in great detail comprises:

Upvc double glazed entrance door with upvc double glazed window above gives access to:

Hallway

Having wood effect flooring and cupboard housing gas and electricity meters. Door from hallway gives access to:

Bay Fronted Lounge

13'0" x 11'3" max into bay

Having walk-in upvc double glazed bay window to front, radiator, wood effect flooring and picture rail.

Door from hallway gives access to:

Dining Room

13'1" x 11'10"

Having upvc double glazed window overlooking the property's large rear gardens, wall hung contemporary radiator, wood effect flooring, recess spotlights to ceiling, wall mounted digital heating control panel and walk-in under stairs store cupboard. From dining room access is then given to:

Re-fitted Kitchen

12'1" x 6'4"

Having re-fitted eye level and base units with built-in cupboards and drawers, integrated oven with four ring gas hob with stainless steel cooker canopy over, wood effect flooring, tiled splash surrounds, upvc double glazed door giving access to rear, upvc double glazed window overlooking the property's large rear gardens, wall mounted Worcester gas fired central heating boiler, fitted worktops with inset stainless steel sink drainer with mixer tap over and space for washing machine and upright fridge/freezer.

From hallway stairs rise to:

First Floor Landing

Having radiator, picture rail and loft access. Doors from first floor landing give access to all bedrooms and bathroom.

Bedroom One

13'2" x 9'0"

Having upvc double glazed window to front, radiator and picture rail.

Bedroom Two

10'6" x 8'5"

Having upvc double glazed window overlooking the property's large rear gardens and radiator.

Bedroom Three

11'6" x 6'6"

Having upvc double glazed window to overlooking the property's large rear gardens, radiator and fitted wardrobes/store cupboard.

Bathroom

Having a three piece white suite comprising tiled panel bath with drench shower plus further hand held shower attachment off with glazed shower screen to side, pedestal wash hand basin, low flush wc, part tiled to walls, heated chrome style towel rail, recess spotlights and extractor fan to ceiling.

Outside

To the front of the property there is a brick paved driveway providing off street parking for two/three vehicles, gated pedestrian side access then leads to the property's:

Large Rear Gardens

Which comprise a stoned area with timber garden shed, paved patio, lawned garden with paved pathway to side, access is then giving to a further paved patio area with brick built barbeque, mature shrubs and plants. Gated access then leads to a further lawned garden with glazed greenhouse and low maintenance children's play area. The gardens are enclosed and measure over 70 metres in length.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

