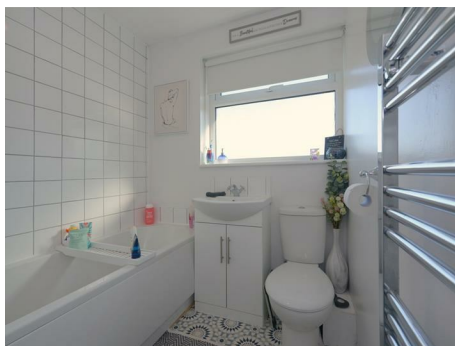


18 Northwood Road, Belvidere Paddocks, Shrewsbury,  
Shropshire, SY2 5LH

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £270,000**

Viewing: strictly by appointment  
through the agent



**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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Having undergone many improvements by the existing vendors, this is a well presented, appealing and well proportioned three bedroom semi detached house. The property is situated within this popular residential location with close proximity to good amenities, local schooling and the Shrewsbury town centre. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, re-fitted kitchen/diner, first floor landing, three bedrooms, re-fitted bathroom, neatly kept front and rear enclosed gardens, driveway, large single garage, gas fired central heating, UPVC double glazing. Drawings prepared by the current vendors for a scheme that could create further living accommodation within the attic area subject to planning.

The accommodation in greater detail comprises:

Replacement double glazed entrance door with UPVC double glazed windows to side gives access to:

**Entrance hallway**

Having laminate wood effect flooring, radiator, wall mounted digital controlled heating control panel.

Door from entrance hallway gives access to:

**Lounge**

13'10 x 12'2

Having LVT wood effect flooring, UPV double glazed window to front, radiator, coving to ceiling.

Wooden framed double glazed doors from lounge gives access to:

**Re-fitted kitchen/diner**

15'5 x 9'2

having replaced eye level and base units with built-in cupboards and drawers, integrated oven, four ring induction hob with AEG cooker extractor fan over, fitted wooden style worktops with inset 1 1/2 ceramic sink drainer unit with mixer tap over, UPVC double glazed window to rear, UPVC double glazed sliding patio door giving access to rear gardens with additional UPVC double glazed door giving access to side of property, LVT wood effect flooring, radiator, coving to ceiling, open fronted shelved pantry.

From entrance hallway stairs rise to:

**First floor landing**

Having UPVC double glazed window to side, loft access giving access to insulated loft area.

Doors from first floor landing then give access to: Three bedrooms and re-fitted bathroom.

**Bedroom one**

12'5 x 9'2

Having UPVC double glazed window to rear, radiator, coving to ceiling, wood effect laminate flooring, free standing double wardrobe with shelved storage cupboard to side.

**Bedroom two**

11'0 x 9'3

Having UPVC double glazed window to front, radiator, wood effect

laminate flooring, free standing double wardrobe with shelved storage cupboard to side.

**Bedroom three**

9'7 x 6'0

Having UPVC double glazed window to rear, radiator, wood effect laminate flooring, mirror fronted wardrobe with eye level storage cupboards above and single bed frame below.

**Re-fitted bathroom**

Having a modern three piece suite comprising: Panel bath with shower attachment off taps, wash hand basin with mixer tap over and storage cupboard below, low flush WC, attractive period vinyl floor covering, UPVC double glazed window to rear, part tiled to walls, open fronted shelved bathroom storage cupboard, heated chrome style towel rail, wall mounted gas fired central heating boiler.

**Outside**

To the front of the property there is a low maintenance stone fronted with inset shrubs, paved pathway gives access to front door. To the side of this there is a tarmacadam driveway which gives access to:

**Garage**

19'2 x 8'4

Having garage door to front, wall mounted electricity consumer unit, electric meter and gas meter, fitted light, pedestrian service door to rear.

**Rear gardens**

The rear gardens comprise: Low maintenance stone sections, paved pathway, lawn garden, well stocked borders containing a variety of shrubs, plants and bushes, timber Arbour, cold side cold tap, paved patio. The rear gardens are enclosed.

**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.

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>86</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            | <b>69</b> |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

## FLOORPLANS

