

34 Reabrook Avenue,, Belle Vue, Shrewsbury, Shropshire,
SY3 7QA

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 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 £312,000

Viewing: strictly by appointment through the agent

Located in a highly desirable residential area on the western side of Shrewsbury, this well proportioned four bedroom semi-detached house offered versatile accommodation, ideal for growing families. Reabrook Avenue is well positioned within easy reach of Shrewsbury town centre which offers a wide range of shopping, dining, and leisure facilities. The property is also conveniently located for a selection of well-regarded schools and local amenities. The property benefits from excellent transport link, with easy access to the A5 bypass, providing connections to the M54 motorway and onwards to Telford, Wolverhampton and Birmingham. The nearby by A49 offers routes north and south, making this an ideal location for commuters. Shrewsbury railway station is also within reach, offering regular services to major cities including Birmingham, Manchester, and Cardiff. The property also has the added benefit of solar panels to the rear. Viewing highly recommended by the agent.

The accommodation briefly comprises of the following: Storm porch, enclosed entrance porch, entrance hall, lounge/dining room, garden room, kitchen, first floor landing having three bedrooms, family bathroom, inner landing leading up to master attic bedroom with ensuite shower room, gas fired central heating, sealed unit double glazing, brick paved driveway and gravel forecourt, garage, enclosed south facing rear garden with raised covered decked area.

The accommodation in greater detail comprises:

Step up to storm porch to composite panel front door with sealed unit double glazed side screen gives access to:

Enclosed entrance porch

Having laminate wood effect flooring, glazed door giving access into:

Entrance hall

Having matching laminate flooring staircase leading off, double radiator, dado rail.

From entrance hallway door gives access to:

Lounge/dining room

24'3 x 12'1 into alcove

Having matching laminate wood effect flooring throughout, cast iron wood burner with tiled hearth and wooden mantle above, sealed unit double glazed window to front, coving to ceiling, modern Ancona wall mounted radiator x 2, TV aerial point.

Double doors from lounge/diner gives access to:

Garden room

8'11 x 7'7

Having matching laminate wood effect flooring, constructed on a dwarf brick wall with sealed unit double glazed panels above, radiator, French door leading to covered raised decked area, pitched solid roof.

Archway from lounge/dining room gives access to:

Kitchen

13'1 x 10'5 max

Having a range of modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless single sink drainer unit, glazed Antrim set to roof, space for washing machine, built-in Bosch electric double oven and grill with cupboard above and drawers below, four ring electric hob with stainless steel extractor above, integrated fridge and freezer, matching laminate wooden flooring, sealed unit double glazed window overlooking rear garden, double French doors giving access to covered decked area.

Staircase from entrance hall having sealed unit double glazed window to side gives access to:

First floor landing

From first floor landing door give access to: Four bedrooms and family bathroom.





Bedroom two

12'1 x 9'1

Having sealed unit double glazed window overlooking rear garden, radiator, double built-in wardrobe with hanging rail.

Bedroom three

8'5 x 9'2

Having sealed unit double glazed window to front, radiator.

Bedroom four

9'4 x 6'0

Having sealed unit double glazed window overlooking rear garden.

Family bathroom

Having panel bath, Triton TAT electric shower and glazed shower screen, vanity unit, low flush WC with concealed cistern, fully tiled to walls, sealed unit double glazed window to front, heated chrome style towel rail, airing cupboard with slated shelving, coving to ceiling.

From first floor landing door gives access to lobby with staircase leading up to:

Attic bedroom

12'4 x 11'6

Having sealed unit double glazed Velux roof window to front, useful storage access into eaves, radiator. Door to:

Ensuite shower

Having glazed shower cubicle, full tiled to walls with overhead shower and hand-held shower attachment, low flush WC, pedestal wash hand basin, laminate wood effect flooring, heated chrome style towel rail, cupboard housing Worcester Bosch gas fired central heating boiler. cupboard housing solar panel controls.

Outside

The property is approached via a brick paved driveway with gravel forecourt providing off street parking for two vehicles, outside light. From driveway access is given to:

Garage

14'3 x 8'2

Having up and over door, power and lighting, covered corridor / passage way from the rear of the garage with door leading into:

Private south facing enclosed rear garden

Having raised and covered decked area, paved pathway flanked both sides by garden which is laid to lawn, timber shed, outside lighting, cold water tap, ornamental fish pond, solar panel set to the rear elevation of roof.

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.

