

19 South Hermitage, Belle Vue, Shrewsbury, Shropshire,
SY3 7JS

www.hbshrop.co.uk



Offers In The Region Of £295,000

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.
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Having spacious, well proportioned and neatly presented living accommodation throughout, along with the added and unusual benefit of a single GARAGE to the rear, this is a pleasing and mature three bedroom semi detached house. The property is situated within this highly desirable residential location, walking distance of local amenities, highly regarded schooling and tranquil riverside walks within the Quarry park leading to the medieval town Centre of Shrewsbury. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Storm porch, entrance hallway, lounge, kitchen/diner, side entrance/useful store, first floor landing, three bedrooms, shower room, separate WC, front and southerly facing rear enclosed gardens, single garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Storm porch with wooden glazed entrance door gives access to:

Entrance hallway

Having glazed window to front. Door from entrance hallway gives access to:

Lounge

17'8 x 11'0

Having UPVC double glazed window to front and rear of property, coal effect electric fire set to a tiled hearth with brick fire surround and tiled mantle, two radiators, coving to ceiling.

Door from lounge gives access to:

Kitchen/diner

13'10 x 9'6

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, space for appliances, radiator, tiled effect vinyl floor covering, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, tiled splash surrounds, shelved pantry store cupboard.

Door from kitchen/diner gives access to:

Side entrance/useful store

10'11 max x 7'11 max into recess reducing down to Having part glazed door giving access to front of property, fitted shelving, radiator.

From entrance hallway stairs rise to:

First floor landing

Having airing cupboard with hot water cylinder unit. Doors then give access to: Three bedrooms, shower room and separate WC.

Bedroom one

11'11 x 10'7

Having UPVC double glazed window to front, radiator, built-in wardrobe.

Bedroom two

11'0 x 9'6

Having UPVC double glazed window to front, radiator, built-in wardrobe, radiator, loft access.

Bedroom three

7'11 x 7'9

Having UPVC double glazed window to rear, built-in wardrobe, radiator.

Shower room

Having large shower cubicle with wall mounted electric shower, pedestal wash hand basin, UPVC double glazed window to rear, vinyl tiled effect floor covering, radiator, part tiled to walls.

Separate WC

Having low flush WC, vinyl tiled effect floor covering, UPVC double glazed window to rear.

Outside

To the front of the property pedestrian gated access leads to a paved pathway giving access to front door. A neatly kept lawn garden with mature shrubs and bushes. The front gardens are enclosed by brick walling. Gated pedestrian access then lead to the property's:

Southerly facing rear garden

Having paved area, paved pathway, lawn garden, timber garden shed, raised beds, a variety of specimen shrubs, plants and bushes, outside cold tap. To the side of the property access is then given to:

Garage

Number 1 garage is included within the sale of the property.

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 B

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		
(81-91) B		
(69-80) C	71	78
(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

