

24 Belvidere Road, Shrewsbury, Shropshire, SY2 5LR

www.hbshrop.co.uk



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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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Offers In The Region Of £365,000

Viewing: strictly by appointment through the agent

A deceptively spacious bay fronted four bedroom semi-detached house, offering generously proportioned and thoughtfully improved living accommodation throughout. This attractive property combines character features with modern enhancements creating a comfortable versatile family home. The property is situated within this popular residential location, easy reach of local amenities, reputable schools, transport links etc is well placed for easy access to the Shrewsbury town centre and local bypass. Early viewing is recommended.

The accommodation briefly comprises of the following: Entrance porch, entrance hallway, bay fronted lounge, dining area, modern refitted kitchen/breakfast room, rear lobby, cloakroom, boiler room, first floor landing, four bedrooms, refitted bathroom, separate WC, second floor bedroom, front and rear enclosed gardens, driveway, lean to garage, extensive UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Entrance porch

Having double glazed windows, tiled effect flooring, double glazed door then gives access to:

Reception hallway

Having radiator, engineered wooden flooring, understairs storage cupboard.

Door from entrance hallway gives access to:

Bay fronted lounge

14'5 x 13'9 max into bay

Having UPVC double glazed bay window to front, feature wood burning stove set to an exposed brick hearth, radiator, wall light points.

Door from entrance hallway gives access to:

Dining area

8'10 x 8'1

Having UPVC double glazed window to side, tiled effect flooring, radiator

Square arch from dining area gives access to:

Refitted kitchen/breakfast room

12'11 x 12'0

Having a range of attractive replaced eye level and base units with built-in cupboards and drawers, fitted quartz worktops with inset 1 1/2 stainless steel sink with mixer tap over, two integrated ovens, dishwasher, space for American style fridge freezer, kitchen island / breakfast bar with wine rack, drawers and pull out bin below and Granit worktop, UPVC double glazed French doors to rear, engineered wooden flooring, four ring gas hob, integrated microwave, glass display cabinet, radiator.

Part glazed door from dining area gives access to:

Rear lobby

Having double glazed doors giving access to rear gardens, tiled effect flooring. From rear lobby doors give access to boiler room and cloakroom.

Boiler room

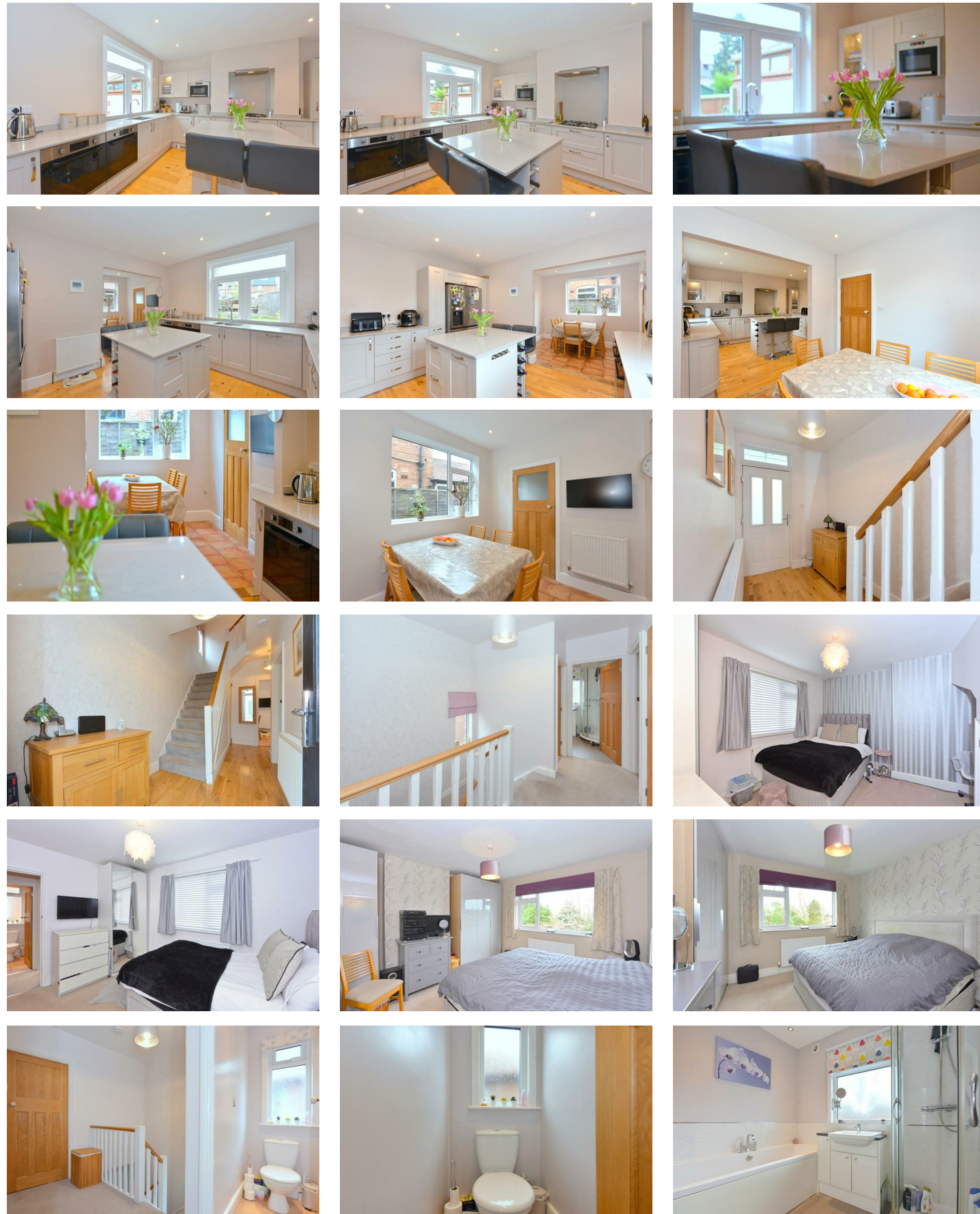
Comprises: wall mounted gas fired central heating boiler, space for washing machine, tiled effect flooring.

Cloakroom

Comprises: low flush WC, wall mounted wash hand basin, tiled effect flooring, radiator.

From entrance hallway stairs rise to:





First floor landing

Having UPVC double glazed window to side. Doors from first floor landing then give access to: Three bedrooms, refitted bathroom and separate WC.

Bedroom

12'2 x 11'11 max

Having UPVC double glazed window to front, radiator.

Bedroom

12'0 x 9'8 excluding recess

Having UPVC double glazed window to rear, fitted deck with storage cupboard to side.

Bedroom

8'5 x 8'3

Having UPVC double glazed window to front, radiator.

Refitted bathroom

Having a three piece suite comprising: Panel bath, corner tiled shower cubicle, wash hand basin set to vanity unit, vinyl floor covering, part tiled to walls, wall mounted extractor fan, recessed spotlights to ceiling.

Separate WC

Having low flush WC, tiled effect flooring, UPVC double glazed window to side.

Door from first floor landing gives access to staircase which rises to:

Bedroom

15'2 max x 10'10

Having Velux roof window, radiator, feature exposed brick chimney breast, shelved storage cupboard.

Outside

To the front of the property there is a brick edges tarmac driveway providing ample off street parking. To the side of this there is a lawn garden. From the driveway access is given to:

Lean to garage

Having timber doors to front, glazed window to side and wooden service door to rear.

Rear gardens

The rear gardens comprise: Crazy paved patio, raised decked area, timber garden shed, lawn garden, mature shrubs and bushes, outside lighting point. 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.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

