

1 Arbourne Gardens, Belle Vue, Shrewsbury, Shropshire,  
SY3 7HA

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**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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**Offers In The Region Of £350,000**

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position, this is an attractive, well maintained and particularly spacious, bay fronted period three bedroom semi detached house. The property is located within this highly desirable residential location, within close proximity to good local amenities, highly regarded schooling, tranquil riverside walks within the Quarry Park and Shrewsbury town centre. The property has the added benefit of being offered for sale with NO UPWARD CHAIN. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, bay fronted lounge, separate dining room, kitchen, rear lobby, cloakroom, conservatory, first floor landing, three bedrooms, shower room, separate WC, front and good size rear enclosed gardens, generous driveway, sectional detached garage, UPVC double glazing, partial gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed double doors give access to:

**Entrance porch**

Double glazed door gives access to:

**Reception hallway**

Having UPVC double glazed window to side, radiator, coving to ceiling.

Door from reception hallway gives access to:

**Bay fronted lounge**

12'3 x 12'2 max into bay  
Having walk-in bay with a range of UPVC double glazed windows to front, radiator, living flame coal effect gas fire set to a tiled hearth with matching mantel, picture rail, coving to ceiling, radiator.

Door from reception hallway gives access to:

**Dining room**

13'4 x 11'11  
Having living flame coal effect gas fire set to a marble style hearth with matching fire surround, picture rail, coving to ceiling.

Double glazed sliding door from dining room gives access to:

**Conservatory**

9'6 x 7'3  
Having brick base, range of UPVC double glazed windows, tiled floor, polycarbonated roof, UPVC double glazed French doors giving access to rear gardens.

Door from reception hallway gives access to:

**Kitchen**

10'6 x 6'6  
Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink with mixer tap over, tiled splash surrounds, radiator, UPVC double glazed window to side, useful under stairs pantry style store cupboard.

Door from kitchen gives access to:

**Rear lobby**

6'2 x 3'5  
Having fitted shelving, vinyl tiled effect floor covering, UPVC double glazed doors giving access to side/rear of property.

From rear lobby door gives access to:

**Cloakroom**

Having low flush WC, tiled to walls, tiled effect vinyl floor covering.

From reception hallway stairs rise to:

**First floor landing**

Having UPVC double glazed window to side, coving to ceiling, loft access.

Doors from first floor landing then give access to: Three bedrooms, shower room and separate WC.

**Bedroom one**

13'4 x 11'7 max into recess  
Having UPVC double glazed window to rear, built-in double wardrobe, coving to ceiling, picture rail.

**Bedroom two**

12'9 max into bay x 10'7 excluding recess  
Having walk-in bay with UPVC double glazed windows to front, radiator, picture rail, built-in wardrobe.

**Bedroom three**

6'11 x 6'8  
Having UPVC double glazed window to front.

**Shower room**

Having double width shower cubicle, pedestal wash hand basin, radiator, part tiled to walls, UPVC double glazed window to rear, linen store cupboard housing Worcester gas fired central heating boiler, radiator.

**Separate WC**

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

**Outside**

To the front of the property there is a crazy paved patio area with inset shrubs with low rise brick walling screening the pedestrian pathway. To the side of this wrought iron gated lead to a generous tarmac driveway which gives access to a:

**Detached sectional garage**

Gated pedestrian side access then leads to the property's:

**Rear gardens**

Having paved patio area, paved pathway, outside cold tap, useful outside brick store, lawn gardens, borders containing a variety of shrubs, plants and bushes. The rear gardens are enclosed by fencing.

**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>			
(81-91) <b>B</b>			
(69-80) <b>C</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 2002/91/EC	

**FLOORPLANS**

