

Davlin Belvidere Lane, Belvidere, Shrewsbury, Shropshire,
SY2 5RL

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 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.

Offers In The Region Of £300,000

Viewing: strictly by appointment through the agent

Occupying a pleasing secluded yet convenient location, with views to the rear over the Belvidere School playing fields and beyond. This is a deceptively spacious, much improved and well presented three bedroom detached house. The property is situated within this sought after residential location within close proximity to local amenities, a regular bus service to the Shrewsbury Town Centre and local bypass which links up to the M54 motorway network. This property has the added benefit of being offered For Sale with NO UPWARD CHAIN and viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, impressive re-fitted kitchen/diner/family room, cloakroom, first floor landing, three bedrooms, re-fitted bathroom, front and rear enclosed gardens, tarmac driveway, garage, UPVC double glazing, gas fired central heating, pleasing outlook to the rear over the Belvidere School and beyond. NO UPWARD CHAIN.

The accommodation in greater detail comprises the following:

UPVC double glazed entrance door with UPVC double glazed windows to side give access to:

Entrance hallway
Having radiator, service door to garage

Door from entrance hallway gives access to:

Lounge
14'0 x 12'3
Having UPVC double glazed window to front, wood burning stove, radiator.

Door from lounge gives access to:

Impressive kitchen/diner/family room
24'0 x 10'11 max reducing down to 9'2
And comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, integrated oven with four ring electric hob with stainless steel cooker canopy over, integrated dishwasher, modern fitted worktops with inset sink and mixer tap over, two UPVC double glazed windows to rear, UPVC double glazed French doors giving access to rear gardens, radiator, wood effect flooring, space for further appliances, UPVC double glazed door giving access to side of property, useful under-stairs storage cupboard, LED recessed spotlights to ceiling.

Door from kitchen/diner/family room give access to:

Cloakroom
Having low flush WC, pedestal wash hand basin, radiator, wood effect flooring, extractor fan, LED recessed spotlights to ceiling.

From entrance hallway stairs rise to:

First floor landing
Having UPVC double glazed window to side, loft access.

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

Bedroom one
12'5 x 9'3
Having UPVC double glazed window with pleasing aspect towards Belvidere School playing fields, radiator.

Bedroom two
11'0 x 9'2
Having UPVC double glazed window to front, radiator.

Bedroom three
9'5 x 6'0
Having UPVC double glazed window with pleasing aspect over the Belvidere playing fields, radiator.

Re-fitted bathroom
Having a modern three piece suite comprising: panel bath with electric shower over and shower screen to side, low flush WC, pedestal wash hand basin, UPVC double glazed window to front, part tiled to walls, vinyl floor covering, radiator, airing cupboard.

Outside
To the front of the property there is a lawn garden bordered by mature hedging with paved pathway giving access to front door. To the side of this there is a tarmac driveway which gives access to:

Garage
15'11 x 8'3
Having electrically operated roller door.

Gated pedestrian access then leads to a paved pathway which gives access to the property's:

Rear gardens
Comprising: paved patio area, lawn garden, outside lighting point, cold water tap, low maintenance stone section, two garden sheds. The rear gardens are enclosed by fencing.

Directions
From the Portland house nursing home on Belvidere Road, continue towards the railway bridge, Go over the railway bridge and then take the first right onto Belvidere Lane. Continue on this road past the Belvidere School Campus which is situated on the left and right hand side. Then continue right towards the end of the lane and the property will be found on the right hand side clearly identified with our For Sale board.

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 D

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			82
(81-91) B			
(69-80) C		68	
(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

