

4 Uppington Avenue, Belle Vue, Shrewsbury, SY3 7JL

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

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Offers in the region of £499,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

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Offering contemporary well-presented extended and instantly appealing living accommodation throughout, this is a spacious double fronted, period three double bedroom semi-detached house which has undergone a programme of renovation by its current vendor which can only be fully appreciated by early internal inspection which comes highly recommended by the selling agent. The property is situated within this highly desirable residential location within close proximity to excellent local amenities, highly regarded schooling, tranquil riverside walks leading to the Quarry Park and medieval town centre of Shrewsbury.

Accommodation

Entrance porch, reception hallway, cloakroom, lounge, bay fronted sitting room, impressive, extended open plan kitchen / diner / family room, range of fitted appliances and bi-folding doors, utility room, landing, master bedroom with contemporary adjoining shower area, two further double bedrooms, re-fitted bathroom and separate wc, front and rear enclosed gardens, generous brick paved driveway, garage, gas fired central heating. Viewing is essential.

Wooden framed glazed entrance door with glazed windows to side gives access to:

Entrance Porch

Having tiled floor. Part glazed wooden door then gives access to:

Reception Hallway

Having period tiled floor, antique style radiator, cornicing to ceiling, glazed windows to side. Door from reception hallway gives access to:

Cloakroom

Having wc with hidden cistern, wall hung wash hand basin with mixer tap over and storage cupboard below, concealed wall mounted gas fired central heating boiler, radiator, tiled floor, part tiled to walls, glazed window, recessed spotlights to ceiling.

Panelled door from reception hallway gives access to:

Bay Fronted Sitting Room

13'0 max into bay x 10'0 (3.96m max into bay x 3.05m) Having walk in bay with range of glazed windows, antique-style radiator, cornicing to ceiling, picture rail.

Panelled door from reception hallway gives access to:

Lounge

15'0 x 12'6 (4.57m x 3.81m) Having glazed windows to front, antique-style radiator, attractive coal effect gas fire with tiled slips and period fire surround, picture rail, cornicing to ceiling. Panelled door from reception hallway gives access to:

Impressive, Extended, Re-fitted Kitchen / Diner / Family Room

24'6 max x 20'11 max (7.47m max x 6.38m max) The kitchen area comprises: a range of contemporary soft close eye level and base units with built in cupboards and drawers, fitted wooden worktops with inset granite-style sink drainer unit with mixer tap over, Siemens four ring induction

hob, integrated Siemens microwave combination oven plus an additional large stainless steel finished oven, integrated Siemens coffee machine, dishwasher, space for upright fridge / freezer, wood effect tiled floor with underfloor heating, feature exposed chimney breast with timber inset, two upvc double glazed roof lanterns, recessed spotlights to ceiling, double glazed bi-folding doors giving access to rear gardens, radiator. The family area then comprises: contemporary wall hung radiator, wood-effect tiled flooring with underfloor heating, Sky point. Door from kitchen / diner / family room gives access to:

Utility Room

Having: contemporary eye level and base units, fitted wooden worktop with inset granite-style sink with mixer tap over, radiator, wood effect tiled flooring, recessed spotlights and extractor fan to ceiling, upvc double glazed window to rear, service door to garage.

From reception hallway, stairs rise to:

Half Landing

Having glazed windows to side, panelled doors giving access to luxury re-fitted bathroom and separate WC.

Luxury Re-fitted Bathroom

Comprising a modern three piece suite, having: free standing bath with chrome-style mixer tap over with hand held shower attachment off, tiled shower cubicle with drench shower over, wall hung wash hand basin with mixer tap over and storage drawer below, glazed window to rear, part tiled to walls, tiled floor, antique-style radiator with towel warmer, recessed spotlights and extractor fan to ceiling.

WC

Having low flush wc with hidden cistern, wall mounted wash hand basin with mixer tap over and storage cupboard below, half tiled to walls, tiled floor, radiator, sealed unit double glazed window to side.

From half landing stairs rise to:

First Floor Landing

Having antique-style radiator. Panelled doors then give access to three double bedrooms:

Bedroom One

16'7 max including ensuite shower x 13'0 (5.05m max including ensuite shower x 3.96m) Bedroom area comprises: two built-in double wardrobes, glazed windows to rear, antique-style radiator. The ensuite shower area comprises: walk-in shower with contemporary wall mounted shower, brick effect tiling to walls and glazed shower screen, wall hung his and hers wash hand basins with mixer taps over and storage drawers below, wood effect tiled floor with underfloor heating, antique-style radiator, with heated towel rail, glazed windows to rear, recessed spotlights to ceiling.

Bedroom Two

13'1 x 11'4 (3.99m x 3.45m) Having glazed windows to front, antique-style radiator, two built-in double wardrobes, picture rail, period fireplace, tv aerial point.

Bedroom Three

11'2 x 10'0 (3.40m x 3.05m) Having glazed windows to front, antique-style radiator, wash hand basin with mixer tap over and storage drawers below, picture rail.

Outside

To the front of the property there is a lawned garden with low-maintenance stoned section and two mature trees. To the side of the front garden there is a brick paved generous sized driveway which gives access to:

Garage

16'6 x 8'11 (5.03m x 2.72m) Having up and over door, fitted power and light, range of glazed windows, pedestrian service door to rear.

Rear Gardens

Having a large wood-effect tiled sun terrace which gives access to lawned gardens and well-stocked borders, containing a variety of shrubs, plants and bushes. The rear gardens are enclosed by brick walling and timber fencing.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure

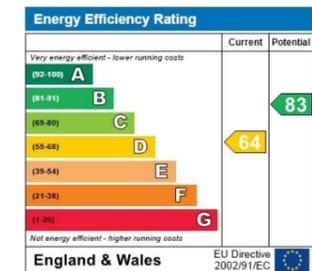
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage Services

Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOOR PLANS

