



25 Belle Vue Road, Belle Vue, Shrewsbury, SY3 7LN

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Offers in the region of £349,995

Viewing: strictly by appointment through the agent

Holland Broadbridge

Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

t: **01743 357 000**

e: sales@hbshrop.co.uk

An extremely attractive, well proportioned and spacious four bedroom end of terrace, period house situated in this much sought after residential location. The property is within walking distance to a variety of excellent local amenities, sought after schooling, tranquil riverside walks and the medieval town centre of Shrewsbury. Our client has investigated the feasibility of excavating and creating two private car parking spaces at the front of the property. He has informed us that this is a feasible proposition, subject to gaining the necessary planning permission. Early viewing comes highly recommended by the selling agent.

Accommodation:

Reception Hallway. Lounge. Dining Room. Kitchen Breakfast Room. Conservatory. Ground Floor Wet Room With WC. First Floor Landing. Four Bedrooms. Bathroom. Front And Generous Sized Rear Enclosed Gardens. Useful Brick Store. Gas Fired Central Heating.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Wooden entrance door gives access to:

Reception Hallway:

Having wood block flooring. Thermostat controlled radiator. Understairs store cupboard housing pressurised system. Wooden panelled door from Reception Hallway gives access to:

Lounge:

21'2 x 11'4 (6.45m x 3.45m)
Having glazed sash window with front aspect and fitted wooden shutters and glazed sash window overlooking rear gardens. 2 wall mounted contemporary radiators. Picture rail. Coving to ceiling. Decorative fireplace. Engineered wooden flooring.

From Reception Hallway wooden panelled door gives access to:

Dining Room:

21'1 x 10'10 (6.43m x 3.30m)
Having glazed sash window with aspect to front. And fitted wooden shutters. 2 thermostat controlled radiators. Decorative fireplace. Wooden block flooring. Television and telephone points. Coving to ceiling. Part glazed wooden door from Dining Room gives access to:

Conservatory:

15'0 x 11'8 (4.57m x 3.56m)
Having a brick base with a range of glazed windows and glazed French Doors giving access to and overlooking rear gardens. Polycarbonate roof. Wall mounted gas fired central heating boiler. Tiled floor. 2 thermostat controlled radiators.

From Reception Hallway wooden panelled door gives access to:

Wet Room:

Having wall mounted shower with built-in jets and hand-held shower attachment off. Curved glazed shower screen. Low flush WC. Thermostat controlled radiator. Tiled floor. Wash hand basin and space for a washing machine and tumble drier behind the mirror doors. Glazed window overlooking rear gardens. Tiled floor. Tiled to walls. Coving to ceiling.

From Dining Room exposed wooden staircase leads down to:

Kitchen Breakfast Room:

17'7 x 12'3 (5.36m x 3.73m)
Having 2 free standing wooden dressers with built-in store cupboards and pull out drawers. Wooden base unit with fitted granite worktop with 1 1/2 sink drainer unit and antique style mixer tap over. Centralised kitchen island with wooden built-in store cupboards and drawers with fitted granite worktop. Nobel cooker stove with extractor over. Space for American style fridge freezer. Fully tiled to walls. Tiled floor. Glazed window.

From Reception Hallway stairs rise to:

First Floor Landing:

Having a glazed sash window to front. Coving to ceiling. Thermostat controlled radiator. Wooden panelled doors give access to all Bedrooms and Bathroom.

Bedroom 1:

12'9 x 10'11 max (3.89m x 3.33m max)
Having period fireplace. Glazed sash window to front. Thermostat controlled radiator. Coving to ceiling.

Bedroom 2:

11'5 x 10'5 (3.48m x 3.18m)
Having glazed sash window to front. Thermostat controlled radiator. Period fireplace. Balcony storage area with roof window.

Bedroom 3:

11'4 max x 10'8 (3.45m max x 3.25m)
Having glazed sash window to rear. Thermostat controlled radiator. Period fireplace. Pull down ladder giving access to a balcony area with exposed beams and roof window.

Bedroom 4:

10'10 x 8'4 (3.30m x 2.54m)
Having glazed sash window to rear. Period fireplace. Thermostat controlled radiator. Coving to ceiling.

Bathroom:

Having a corner jacuzzi bath with shower over and further hand-held shower attachment off. Low flush WC. Wall mounted wash hand basin with mixer tap over. Wall mounted heated chrome style towel rail. Fully tiled to walls. Shaver point. Exposed wooden flooring. Coving to ceiling. Glazed sash window to rear.

Outside:

To the front of the property. Tiled steps give access to a stone pathway giving access to the front of the property. To either side of the paved pathway there is lawned garden with inset shrubs. A further tiled and brick paved pathway then leads to a side access which gives access to the rear gardens. Located to the left hand side of the gardens is a useful store. This area provides a useful storage space for motorbikes, push bikes and gardening equipment. The generous sized rear gardens comprise: A brick paved patio area with outside cold tap. A part brick part glazed green house. Brick paved steps then lead to a tiered lawned rear garden containing a variety of mature shrubs, plants and bushes and is enclosed by part brick walling and hedging.

Useful Brick Store:

12'6 x 6'0 (3.81m x 1.83m)
With timber double doors.

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.

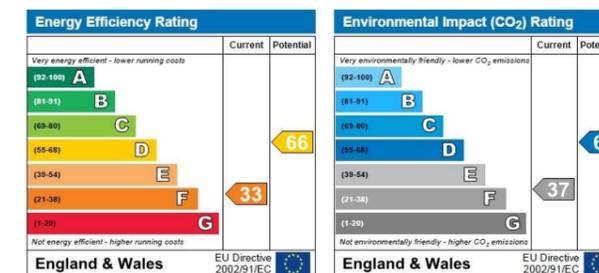
Mortgage Services:

We offer a no obligation mortgage service through our in house independent Financial Advisor. Telephone our Office for further details 01743 357000 option 1 (sales).

Disclaimer:

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOOR PLANS

