

32 Belvidere Avenue, Belvidere, Shrewsbury, Shropshire,
SY2 5PA

www.hbshrop.co.uk



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Offers In The Region Of £355,000

Viewing: strictly by appointment through the agent

An attractive, extended and deceptively spacious three/four bedroom detached property which boasts well proportioned and particularly versatile living accommodation. The property is located within this desirable residential location within close proximity to local amenities, fabulous schooling and the Shrewsbury town centre. Viewing is recommended by the selling agent.

Accommodation

Storm porch, hallway, cloakroom, bay fronted dining area, lounge, re-fitted kitchen, utility room, upvc double glazed lean-to, ground floor bedroom/sitting room with shower, first floor landing, three bedrooms, bathroom, separate wc, well established front, side and rear gardens, tarmac driveway plus additional stone parking forecourt, detached garage, gas fired central heating, upvc double glazing. NO UPWARD CHAIN

Storm porch with composite double glazed entrance door gives access to:

Hallway

Having tiled floor, radiator, under-stairs storage cupboard plus adjacent cloaks cupboard.

Door from hallway gives access to:

Cloakroom

Having low flush wc, wall mounted wash hand basin with tiled splash surround and upvc double glazed window to side.

Door from hallway gives access to:

Bay fronted dining area

14'9" max into bay x 13.'0"

Having walk-in bay with upvc double glazed window to front, wood effect flooring, radiator and coving to ceiling.

From dining area access is given to:

Lounge

11'6" x 11'4"

Having wood burning stove, coving to ceiling and radiator.

Door from dining area gives access to:

Ground floor bedroom / sitting room

14'6" x 10'11"

Having upvc double glazed French doors giving access to rear gardens, radiator, wood effect flooring, tiled shower cubicle, wash hand basin with storage cupboards below and upvc double glazed window to front.

Doorway from hallway gives access to:

Re-fitted kitchen

9'2" x 8'4"

Having a range of replace eye level and base units, glass display cabinet, integrated double oven, space for appliances, fitted worktops with inset stainless steel sink with mixer tap over, four ring gas hob and upvc double glazed window to side.

Arch from kitchen gives access to:

Utility room

8'10" x 5'9"

Having replace eye level and base units, fitted worktop with inset twin inner steel sink with mixer tap over, wall mounted gas fired central heating boiler, upvc double glazed door giving access to side of property and tiled floor.

Arch from utility room and sliding double glazed door from lounge gives access to:

Upvc double glazed Lean-to

11'10" x 6'10"

Having a range of upvc double glazed windows, upvc double glazed French doors giving access to rear gardens, tiled floor, polycarbonate roof and radiator.

From hallway stairs rise to:

First floor landing

Having upvc double glazed window to side.

Doors then give access to: three bedrooms, bathroom and separate wc.

Bedroom

11'5" x 11'5"

Having fitted wardrobes, upvc double glazed window to rear and radiator.

Bedroom

11'7" x 10'7"

Having upvc double glazed window to front and radiator.

Bedroom

8'6" x 7'6"

Having upvc double glazed window to front and radiator.

Bathroom

Having a white suite comprising: panelled bath with electric shower over, pedestal wash hand basin, part tiled to walls, upvc double glazed window to side, linen store cupboard with radiator, vinyl floor covering and heated towel rail.

Separate wc

Having low flush wc, part tiled to walls, upvc double glazed window to side and vinyl floor covering.

Outside

To the front of the property there is well established generous size front garden having a variety of shrubs, plants and bushes, generous sized stone parking forecourt. To the side of this there is a bricked edged tarmac driveway which extends to the side of the property giving access to:

Detached garage

To the side of the property there is a stone and mature garden area, access is then given to the property's:

Rear gardens

Having paved patio area, stone sections, variety of mature shrubs, plants, bushes and trees and glazed greenhouse. The rear gardens are enclosed.

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.

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).

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

