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

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- 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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32 Belvidere Avenue, Belvidere, Shrewsbury, Shropshire,

www.hbshrop.co.uk









Offers In The Region Of £355,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

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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, refitted 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 tarmacadam driveway plus additional stone parking forecourt, detached garage, gas fired central heating, upvc double glazing. NO UPWARD

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

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

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

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

Arch from utility room and sliding double glazed door from lounge gives

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.

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.

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

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 tarmacadam driveway which extends to the side of the property giving

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

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

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.

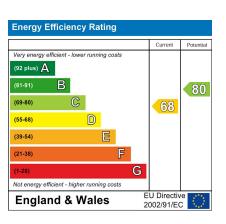
Mortgage Services

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOORPLANS

