

21 Brook Street, Belle Vue, Shrewsbury, Shropshire, SY3 7QR

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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:

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**Offers In The Region Of £700,000**

Viewing: strictly by appointment through the agent

Occupying a large well established plot, this is a beautifully presented, well maintained and improved four double bedroom, detached double bay fronted period house which boasts highly inviting accommodation throughout which will appeal to many potential purchasers. The property is within walking distance of a variety of excellent local amenities, tranquil Riverside walks leading to the Quarry Park and medieval town centre of Shrewsbury. Commuters will be pleased to know that easy access is gained from the property to the A5 linking up to the M54 motorway network. This is an extremely rare opportunity to acquire a property of this nature and early viewing comes highly recommended by the sole selling agent.

The accommodation briefly comprises of the following: Reception hallway, bay fronted lounge, bay fronted dining room, attractive re-fitted kitchen/breakfast/family room, cloakroom, large cellar, first floor landing having four double bedrooms, re-fitted family bathroom, second floor useful attic/study area, driveway, substantial well maintained rear enclosed gardens, two brick stores, gas fired central heating, period features, sought after residential location. Viewing is essential.

The accommodation in greater detail comprises:

Wooden entrance door with decorative stained leaded glazed window above gives access to:

**Reception hallway**  
Having period tiled floor, radiator, coving to ceiling, dado rail.

Wooden panel door from reception hallway gives access to:

**Bay fronted lounge**  
19'11 max into bay x 12'9  
Having walk-in glazed sash bay window with fitted shutters and further glazed sash window to side with fitted shutters, wooden flooring, period style fireplace with tiled slips and pine wooden fire surround, coving to ceiling, picture rail, dado rail, radiator.

Wooden panel door from reception hallway gives access to:

**Bay fronted dining room**  
15'5 max into bay x 12'11  
Having walk-in bay glazed sash window with fitted shutters, exposed wooden flooring, radiator, brick fireplace with timber fire surround, picture rail, coving to ceiling.

Part glazed wooden door from reception hallway gives access to:

**Open plan re-fitted Kitchen/Breakfast/Family room**  
The kitchen/breakfast 12.6"x 12.5" area comprises: A range of attractive eye level and base units with built-in cupboards and drawers, fitted Granite worktops with inset ceramic 1 1/2 sink drainer unit with mixer tap over, integrated dishwasher, free standing appliances include: Range Master cooker, BEKO upright fridge freezer and BOSCH washer dryer, tiled splash surrounds, tiled floor, secondary double glazed window overlooking the property's rear gardens, further glazed window to side, coving to ceiling.

The family area 15ft x 7.6"comprises: tiled floor, coving to ceiling, radiator, sealed unit double glazed door giving access to rear gardens along with sealed unit double glazed French doors giving access to rear gardens.

Door from kitchen/breakfast /family room gives access to:

**Cloakroom**  
Having low flush WC, wall mounted wash hand basin with mixer tap over and storage drawers below, tiled floor, wall mounted extractor fan, coving to ceiling, heated chrome style towel rail.

Door from reception hallway gives access to a brick staircase which leads down to a:

**Substantial cellar**  
Having three sections.

**Section one**  
14'11 max x 12'8

**Section two**  
13'0 excluding recess x 12'5

**Section three**  
5'11 x 5'0

From reception hallway stairs rise to:

**First floor landing**  
Having walk-in part shelved storage cupboard, coving to ceiling, glazed sash window to front with fitted shutters.

Wooden panel doors from first floor landing then give access to: Four double bedrooms and re-fitted family bathroom.

**Bedroom one**  
12'9 x 10'11 excluding wardrobe recess  
Having a range of fitted wardrobes with dressing table and centralised chest of drawers with storage above, glazed sash window with fitted shutter to front, radiator, coving to ceiling.

**Bedroom two**  
12'10 x 9'11  
Having glazed sash window to front with fitted shutters, coving to ceiling, radiator.

**Bedroom three**  
12'5 x 10'3  
Having glazed sash window to rear with fitted shutters, radiator, built-in wardrobe, period fireplace, coving to ceiling.

**Bedroom four**  
12'9 x 6'11  
Having glazed sash window to side with fitted shutters, radiator, coving to ceiling.

**Re-fitted family bathroom**  
This spacious bathroom comprises of a five piece suite having : timber style panel bath with antique style mixer tap over and hand-held shower attachment off, corner shower cubicle, low flush WC, pedestal wash hand basin, bidet, half tiled to walls, recessed spotlights to ceiling, wall mounted extractor fan, two glazed sash windows with fitted shutters, tiled floor, airing cupboard.

From first floor landing a staircase rises to a:

**Useful Attic / study area**  
approximately 13'0 max x 10'3 max  
Having part sloping ceilings, glazed sash window to rear, wood effect flooring.

**Outside**  
To the side of the property decorative wrought iron double gates lead to a stone driveway providing off street parking. This stone area then extends to the front of the property providing low maintenance having raised beds with attractive shrubs, flowers etc.

Gated pedestrian access then leads to a side paved sun terrace with vegetable plot, concealed bin store and glazed greenhouse. Access is then given to the property's beautifully kept:

**Substantial well established rear gardens**  
Which comprise: extensive paved sun terrace / patio area, low maintenance stone section with garden pond, shaped lawn gardens, well stocked deep borders containing a variety of shrubs, plants, bushes and trees, two brick built garden stores with pitched slate roof both having light and the other power and light. The rear gardens are enclosed.

**AGENTS NOTE**  
The vendors inform us that previously planning was in place to add a side extension/annex to the property, but this has now lapsed.

**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) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		51	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**FLOORPLANS**

