

Belle Vue Lodge, 55 Trinity Street, Belle Vue,
Shrewsbury, SY3 7PQ

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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 £450,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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A rare opportunity has arisen to acquire this improved, particularly substantial and attractive five bedroom detached period house offering comfortable and well proportioned accommodation throughout. Trinity Street is located in a popular residential area, approximately 1 mile from the centre of the County town of Shrewsbury. The historic town centre offers, an excellent range of shopping, leisure and social facilities including a number of independent restaurants and bars. A variety of popular schooling are in the vicinity, including Shrewsbury School and Shrewsbury High School for girls and Coleham Primary School. The A5 is readily accessible with its links through to the M54 and national motorway network. Early viewing comes highly recommended for the property to be fully appreciated.

Accommodation:

Reception hallway. Cloakroom. Bay fronted lounge. Bay fronted dining room. Breakfast room. Kitchen. Cellar. First floor landing 4 bedrooms. Second floor landing. Bedroom 5 / maids room. Re-fitted family bathroom. Useful attic storage space. Driveway. Recently built garage. Attractive good sized rear enclosed gardens. Gas fired central heating. Period features. Walking distance to town centre. Viewing is essential.

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

Entrance door with glazed window above, gives access to:

Reception hallway:

Having double radiator, picture rail, wall-mounted heating thermostat control unit, cornice to ceiling. Door to:

Cloakroom:

Having low flush WC, wash hand basin with mixer tap over and tiled splash surrounds, built-in store cupboard housing electricity consumer unit, gas meter and alarm control panel, upvc double glazed window to side.

From reception hallway, panelled door gives access to:

Bay fronted lounge:

20'0 max into bay x 11'11 max (6.10m max into bay x 3.63m max) Having an open fire with brick hearth and impressive timber fire surround with built-in mirror, radiator, wall light points, picture rail, cornice to ceiling, television aerial point, walk-in bay with sealed unit double glazed french doors giving access to a good sized rear gardens with glazed windows to side. Wooden framed glazed double doors and panelled door from reception hallway gives access to:

Bay fronted dining room:

16'10 max into bay x 11'11 (5.13m max into bay x 3.63m) Having a walk-in bay with 3 glazed sash windows with outlook to front, radiator with cover, picture rail, cornice to ceiling,

From reception hallway step down gives access to:

Inner hallway:

Having glazed sash window to side. Panelled door from inner hallway gives access to:

Breakfast room:

11'9 max reducing down to 8'7 x 9'11 (3.58m max reducing down to 2.62m x 3.02m) Having 2 glazed sash windows to side and glazed window overlooking rear gardens, glass display cutlery cupboard with shelved cupboard below and further built-in shelved double store

cupboard, a range of wall light points. Wooden framed glazed door from breakfast room gives access to:

Kitchen:

11'9 x 10'11 (3.58m x 3.33m) The kitchen comprises: a range of eye level and base units with built-in cupboards and drawers, fitted granite worktops with inset ceramic 1 1/2 sink with mixer tap over, space for free-standing Belling range style cooker with Belling cooker extractor hood over, space for dishwasher and washing machine, tiled splash surrounds, tiled floor, double glazed window to side and glazed window overlooking rear gardens. Larder cupboard with fitted shelving and space for fridge freezer. Part glazed door gives access to:

A side storm porch:

From inner hallway door with steps down give access to:

Cellar:

12'3 x 9'5 (3.73m x 2.87m) Having fitted power and light.

From reception hallway, stairs rise to:

Half landing:

Having glazed sash window to side, radiator, dado rail and panelled doors giving access to bedroom 3 and re-fitted bathroom. From half landing stairs rise to:

First floor landing:

Having loft access, dado rail. Panelled doors give access to bedrooms 1, 2, 4 and separate WC.

Bedroom 1:

12'0 x 12'0 (3.66m x 3.66m) Having glazed sash window to front, radiator with cover, picture rail, cornice to ceiling.

Bedroom 2:

14'11 max x 10'8 (4.55m max x 3.25m) Having 2 glazed sash windows to rear, fitted double wardrobe, radiator, picture rail, cornice to ceiling.

Bedroom 3:

15'9 x 11'1 (4.80m x 3.38m) Having glazed windows to front and rear, radiator.

Bedroom 4:

10'0 x 9'11 (3.05m x 3.02m) Having glazed sash window to front, radiator, picture rail, fitted wardrobe.

Stairs rise from first floor landing to:

Second floor landing:

Having access to a useful loft area with roof window. From second floor landing, door gives access to:

Bedroom 5 / maids room:

10'4 x 7'2 excluding recess (3.15m x 2.18m excluding recess) Having restricted head height, glazed sash window to rear and glazed window to side, radiator, fitted double wardrobe with store cupboard to side.

Separate WC:

Having low flush WC, wall mounted wash hand basin, glazed sash window to side, secondary loft access.

Re-fitted bathroom:

Having a white suite comprising: a corner panelled bath with mixer tap over and hand-held shower attachment off. Separate tiled corner shower cubicle with shower over, pedestal wash hand basin, spotlights and extractor fan to ceiling, fully tiled to walls, glazed window to rear and store cupboard.

Outside:

To the front and side of the property there is a generous driveway (which is owned by Belle Vue Lodge), and the adjoining property has right of access over. Timber double gates then lead to the properties own private tarmac driveway, which leads to a recently built garage. The rear gardens of the property are a delightful feature comprising: a paved patio / sun terrace. Access is then given to the outside boiler room (this is where the gas fired central heating boiler is located). Adjoining the paved patio / sun terrace is a good sized lawn garden area with a paved pathway to the side with well stocked borders containing a variety of specimen shrubs, plants and bushes. To the rear of the garden there is a further paved patio section, making this an ideal area for alfresco dining, outside cold tap and timber summer house. The rear gardens are fully enclosed.

Garage:

15'6 x 10'11 (4.72m x 3.33m) Having an up and over door, fitted power and light.

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:

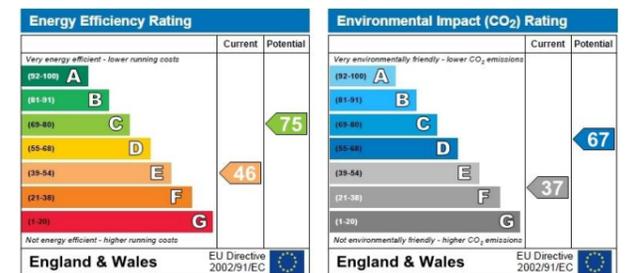
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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:

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



FLOOR PLANS

