

25 Trinity Street, Belle Vue, Shrewsbury, Shropshire, SY3 7PF

www.hbshrop.co.uk



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Offers In The Region Of £285,000

Viewing: strictly by appointment through the agent

An attractive three double bedroom period town house with characterful living accommodation over 3 floors and an attractive well established rear garden with garden office/studio. Belle vue is a desirable residential location within close proximity to tranquil riverside walks leading to the Quarry park, a variety of excellent local amenities, highly regarded schooling and the medieval town centre of Shrewsbury. Early viewing comes highly recommended by the selling agent.

Summary

An attractive three double bedroom period town house with characterful living accommodation over 3 floors and an attractive well established rear garden with garden office/studio. Belle vue is a desirable residential location within close proximity to tranquil riverside walks leading to the Quarry park, a variety of excellent local amenities, highly regarded schooling and the medieval town centre of Shrewsbury. Early viewing comes highly recommended by the selling agent.

Accommodation

Lounge, inner hallway, kitchen/diner, rear lobby/laundry area, ground floor shower room, first floor landing having two bedrooms, second floor landing having further bedroom, bathroom, front and rear well established attractive rear gardens, garden office/studio, gas fired central heating. Viewing is recommended.

Wooden entrance door gives access to:

Lounge

11'11 x 10'11

Having attractive period style fireplace with period fire surround, glazed sash window to front, radiator, quarry tiled floor.

Wooden panelled door gives access to:

Inner hallway

Having wall mounted thermostat control unit.

Wooden panelled door gives access to:

Attractive kitchen/diner

11'11 x 9'8

Having range of base units with fitted wooden worktops, integrated oven, four ring gas hob, cooker canopy over, tiled splash surrounds, wood burning stove, under-stairs storage cupboard, fitted period store cupboards, quarry tiled floor, glazed sash window to rear, radiator.

Part glazed wooden door from kitchen/diner gives access to:

Rear lobby/laundry area

6'6 x 2'11

Having part glazed door giving access to rear of property,

Door from rear lobby/laundry area gives access to:

Shower room

Having corner shower cubicle, low flush WC, pedestal wash hand basin, Velux roof window, heated chrome style towel rail.

From inner hallway stairs rise to:

First floor landing

Having wooden panelled door giving access to two bedrooms.

Bedroom

11'11 x 10'11

Having period fireplace, glazed sash window to front, radiator.

Bedroom

12'1 x 9'4

Having glazed window to rear, radiator, period fireplace, engineered wooden flooring, fitted shelved area.

From bedroom stairs rise to:

Second floor landing

Having doors giving access to bedroom and bathroom

Bedroom

11'11 x 10'11

Having part sloping ceiling, glazed sash window to front, radiator.

Bathroom

Having a three piece suite comprising: bath with antique style mixer tap over with wall mounted shower. pedestal wash hand basin, low flush WC, Velux roof window to rear, heated chrome style towel rail.

Outside

To the front of the property there is a paved pathway which gives access to front door with lighting point to side, low maintenance slated sections, mature shrubs and fencing. To the rear of the property there is a useful brick -built storage room housing gas fired central heating boiler.

Rear gardens

The rear gardens are well established having lawned garden, well stocked borders containing a variety of specimen shrubs, plants, bushes, small pond. To the rear of the garden there is a:

Home office/studio

12'3 x 7'11

Having three upvc double glazed windows, spotlights to ceiling, fitted power and light and upvc double glazed doors. Beyond this is a timber garden shed. The rear gardens are enclosed by fencing and neighbouring properties have a pedestrian rights of way over to gain rear access if required.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested.

COUNCIL TAX BAND A

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

