



4 Harcourt Crescent, Belvidere, Shrewsbury, SY2 5LG

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Offers in the region of £112,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

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A deceptively spacious, well presented and pleasantly situated two bedroom ground floor apartment having the added benefit of no upward chain and an allocated garage. The property is situated within this favoured residential location within easy reach of a variety of local amenities, schooling, the Shrewsbury town centre and the local bypass linking up to the M54 motorway network.

Accommodation:

Hallway, kitchen with free-standing appliances, lounge / diner, inner hallway, two bedrooms both with fitted and free-standing furniture, bathroom, front garden, small rear decked outside space, communal grounds, garage, extensive double glazing, gas fired central heating, no upward chain.

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

Part sealed unit double glazed entrance door gives access to:

Hallway:

Having upvc double glazed window to side, radiator, store cupboard, dado rail. Doorway from hallway gives access to:

Kitchen:

8'5 x 7'7 (2.57m x 2.31m)
Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, free-standing appliances (including; cooker, fridge freezer, slim-line dishwasher), wall-mounted cooker extractor fan, corner display unit, recessed spotlights to ceiling, upvc double glazed window to the front, wall-mounted gas fired combination boiler, glass display cabinet, wood effect flooring, tiled splash surrounds,

From hallway door gives access to:

Lounge / diner:

17'4 max x 10'7 (5.28m max x 3.23m)
Having sealed unit double glazed window to the rear and upvc double glazed window to the side,

part sealed unit double glazed door giving access to the rear, radiator, coving to ceiling. Part glazed door from lounge / diner gives access to:

Inner hallway:

Having linen store cupboard with radiator, coving to ceiling. Doors from inner hallway give access to both bedrooms and bathroom.

Bedroom one:

14'8 x 9'6 (4.47m x 2.90m)
Having upvc double glazed window with pleasing aspect to the front towards neighbouring properties and Haughmond Hill, a range of fitted and free-standing bedroom furniture (including wardrobes, chest of drawers, dressing table, eye level store cupboards), coving to ceiling, radiator.

Bedroom two:

10'10 x 6'7 (3.30m x 2.01m)
Having two double shelved store cupboards and wardrobe, upvc double glazed window to the rear, radiator, coving to ceiling.

Bathroom:

Having timber style panelled bath with shower over and glazed folding shower screen to side, wash hand basin set to vanity unit, low flush wc with hidden cistern, fully tiled to walls, tiled floor, heated chrome style towel rail, upvc double glazed window to the rear.

Outside:

To the front of the property there is a lawned garden with inset shrubs with shared pathway giving access to the property front entrance door. To the rear there is a small decked area with timber fencing and shrubs. Beyond this there are communal grounds and an allocated garage situated in the far right hand block being the third one along.

Garage:

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 LEASEHOLD but this has not been verified and confirmation

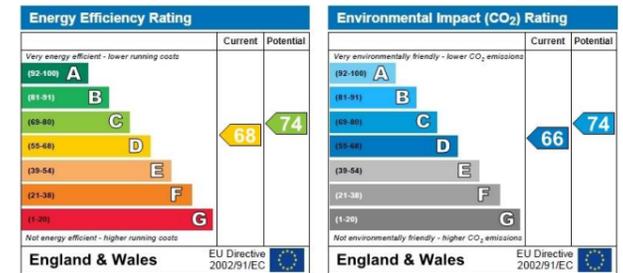
will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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



FLOOR PLANS

