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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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53 Hillside Drive, Belvidere Paddocks, Shrewsbury,
SY2 5LW

www.hbshrop.co.uk



Offers in the region of £495,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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Occupying a particularly large plot with a southerly facing rear garden, this is an attractive, spacious and modern four bedroom detached executive style family home, offering well presented and stylish living accommodation throughout. The property is situated within a pleasing cul-de-sac position on this small development which was constructed by local builders Galliers Homes. Access to popular schooling, local amenities, the Shrewsbury town centre and the local by-pass linking up to the M54 motorway network are readily accessible from the property. Viewing comes highly recommended by the selling agent.

Accommodation:

Storm porch, reception hallway, cloakroom, through lounge, impressive spacious / open plan kitchen / diner / family room, utility room, first floor landing, master bedroom and guest bedroom with en suite shower rooms, two good sized bedrooms, modern family bathroom, front and spacious southerly facing rear enclosed gardens, brick-paved double width driveway, detached double garage, double glazing, gas fired central heating.

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

Storm porch:

With composite double glazed entrance door gives access to:

Entrance hallway:

Having tiled floor, radiator. Door from hallway gives access to:

Cloakroom:

Having low flush wc, wall-hung wash hand basin, radiator, tiled floor. From entrance hallway door gives access to:

Bay fronted lounge:

25'10 excluding bay x 10'7 (7.87m excluding bay x 3.23m) Having walk-in upvc double glazed window to front and upvc double glazed window to rear, two radiators, wood burning stove.

Door from entrance hallway gives access to:

An impressive / spacious / kitchen / diner / family room:

34'0 x 13'9 max reducing 12'4 (10.36m x 4.19m max reducing 3.76m)

The dining area:

Comprises: Upvc double glazed window to front, radiator, tiled floor.

The kitchen area:

Comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, fitted granite worktops with inset 1 1/2 stainless steel sink with mixer tap over, integrated Smeg oven and grill, wine rack, integrated Smeg dishwasher, upvc double glazed window to side, tiled floor, wall-hung Neff stainless steel cooker canopy with five

ring Smeg gas hob, recessed spotlights to ceiling, integrated fridge freezer with matching fascias.

The family area:

Comprises: Tiled floor, radiator, upvc double glazed french doors giving access to rear garden, telephone, television and satellite points.

Door from kitchen area gives access to:

Utility room:

8'2 x 6'0 (2.49m x 1.83m) Having wall-mounted Worcester gas fired central heating boiler, fitted worktop with base unit and inset stainless steel sink drainer with mixer tap over (space for washing machine and tumble dryer), tiled floor, radiator, sealed unit double glazed window giving access to rear garden.

From entrance hallway stairs rise to:

Gallery landing:

Having radiator, loft access, cupboard housing pressurised Worcester water system. Doors from first floor landing give access to all bedrooms and modern family bathroom.

Bedroom one:

13'10 x 12'4 (4.22m x 3.76m) Having upvc double glazed window to rear, radiator, loft access, wall-mounted thermostat control unit. Arch from master bedroom gives access to:

Dressing area:

Having a range of built-in wardrobes.

Door from master bedroom then gives access to:

Stylish en suite shower room:

Having tiled walk-in shower cubicle with drench shower over and further hand-held shower attachment off, wall-hung wash hand basin with mixer tap over, low flush wc, fully tiled to walls, tiled floor, heated chrome style towel rail, shaver point, upvc double glazed window to side, recessed spotlights and extractor fan to ceiling.

Bedroom two:

12'0 x 11'0 (3.66m x 3.35m) Having upvc double glazed window to the rear, radiator. Door from bedroom two gives access to:

Modern en suite shower room:

Having a double width shower cubicle with mixer shower, wall-hung wash hand basin with mixer tap over, low flush wc, part tiled to walls, extractor fan to ceiling, upvc double glazed window to rear.

Bedroom three:

13'1 max x 8'11 (3.99m max x 2.72m) Having upvc double glazed window to front, radiator.

Bedroom four:

11'1 x 8'2 (3.38m x 2.49m) Having upvc double glazed window to front, radiator.

Modern family bathroom:

Having a four piece suite comprises: Double width shower cubicle with mixer shower over, wall-hung wash hand basin with mixer tap over, low flush wc, panelled bath, part tiled to walls, upvc double glazed window to front, tiled floor, extractor fan to ceiling, heated chrome style towel rail.

Outside:

To the front of the property there is a lawn garden section with a paved pathway giving access to the front entrance door. To the side of this there is a double width brick paved driveway which gives access to a brick-built double garage. Gated side access between the house and garage then leads to the property's generous sized rear garden comprising: extensive paved patio area, lawned garden, deep borders containing a variety of shrubs, plants and bushes, mature chestnut tree. The rear garden is enclosed and have a southerly facing aspect.

Garage:

17'0 x 17'0 (5.18m x 5.18m) Having fitted power and light, up and over door, double glazed service door to side.

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:

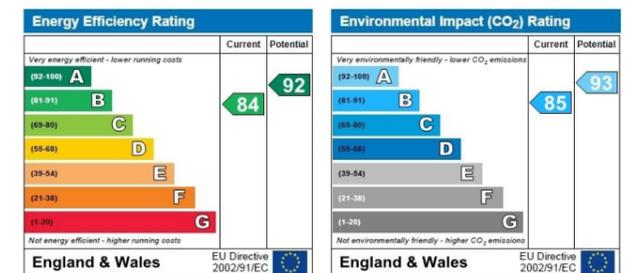
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services:

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our office for further details 01743 357 000 (option 1 for sales).

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FLOOR PLANS

