



35 Longden Road, Belle Vue, Shrewsbury, Shropshire, SY3 7HD

www.hbshrop.co.uk



Important Notice - please read carefully

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 give notice that:

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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £299,950

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN. This is an attractive, spacious and well-proportioned, mature, bay fronted three bedroom semi-detached house, occupying a slightly elevated position within this highly sought after residential location. The property does require some general modernisations / improvements, which will allow any potential purchasers to re-model the property to their own particular style. The property is within easy reach of tranquil riverside walks which lead to the Quarry Park and the Shrewsbury Town Centre and an excellent variety of local amenities, Belle Vue and Coleham have to offer. Early viewing is recommended by the selling agent.

Accommodation

Reception hallway, bay fronted lounge, separate dining room, kitchen, rear lobby / porch, cloakroom, first floor landing, three bedrooms, bathroom, front side and rear gardens, two driveways, brick effect sectional single garage, extensive upvc double glazing, gas fired central heating. NO UPWARD CHAIN.

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

Canopy over

Upvc double glazed entrance door gives access to:

Reception hallway

Having two radiators, telephone point, upvc double glazed window to side, understairs storage cupboard and shelved pantry. Door from reception hallway gives access to:

Bay fronted lounge

13'2 x 11'9 max into bay
Having walk-in upvc double glazed bay window to front, gas fire, radiator.

From reception hallway door gives access to:

Dining room

12'4 x 12'3 max
Having gas fire set to a decorative tiled hearth with matching fire surround, fitted store cupboards with built-in drawers, upvc double glazed window to rear, radiator.

From reception hallway access is given to:

Kitchen

8'10 x 7'2
Having eye level and base units, fitted worktops, tiled to walls, upvc double glazed window to the rear, vinyl floor covering, sealed unit double glazed door gives access to:

Rear lobby / porch

Having Perspex glazed French doors to rear with Perspex roof.

Door from kitchen gives access to:

Cloakroom

Having low flush WC, secondary double glazed windows to rear, vinyl floor covering.

From reception hallway stairs rise to:

First floor landing

Having upvc double glazed window, storage cupboard. Doors from first floor landing then give access to three bedrooms and bathroom.

Bedroom

11'9 x 11'4
Having upvc double glazed window with pleasing aspect to the front, period fireplace, radiator.

Bedroom

12'8 x 10'9
Having upvc double glazed window to the rear, picture rail, period fireplace, loft access, upvc double glazed window to rear, radiator.

Bedroom

10'4 x 6'1
Having upvc double glazed window with pleasing aspect to front, radiator, picture rail.

Bathroom

Having a bath with electric shower over, pedestal wash hand basin, low flush WC, cupboard housing Worcester gas fired central heating boiler, upvc double glazed window to rear, wall-mounted pull-cord electric heater, radiator.

Outside

To the front of the property there is a lawned garden with inset shrubs. To the side of this there is gated access leads to a tarmac driveway with further shrub areas to side. Gated pedestrian side access leads to a tarmac pathway with lawned garden to the side. This then gives access to the rear gardens comprising crazy pave patio area, lawned garden. Gated pedestrian access then leads to a secondary tarmac driveway which gives access to:

Brick effect sectional single garage

Having electrically operated garage door.

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.

Council Tax Banding C

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).

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

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

