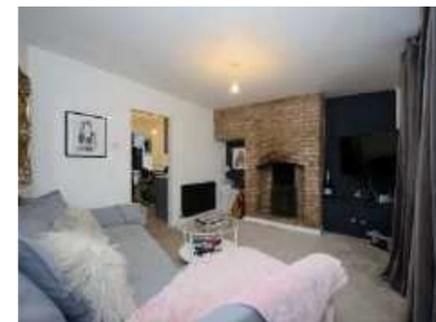




93 Belle Vue Road, Belle Vue, Shrewsbury, SY3 7NJ

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 are give notice that:
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Offers in the region of £129,995

Viewing: strictly by appointment through the agent

Situated in this desirable and convenient residential location, this is a deceptively spacious and improved one double bedroom period end of terrace house which offers instantly appealing living accommodation throughout. A variety of excellent local amenities are within walking distance of the property as is the medieval town centre of Shrewsbury and Quarry Park with tranquil riverside walks. This property will be of interest to a number of buyers and viewing is recommended by the selling agent.

Accommodation

Attractive lounge with exposed brick chimney breast with open fire, contemporary re-fitted kitchen / diner, first floor landing, double bedroom, re-fitted bathroom, small front garden, gas fired central heating, popular residential location. Viewing is recommended.

Canopy over part glazed entrance door gives access to:

Lounge

13'10 x 10'11 (4.22m x 3.33m)
Having an attractive exposed brick chimney breast with open fire, glazed window to front, radiator, tv aerial point. Doorway from lounge gives access to:

Contemporary Re-fitted Kitchen / Diner

14'11 x 8'11 max average measurements (4.55m x 2.72m max average)
Having contemporary eye level and base units with built in cupboards and drawers fitted worktops with inset stainless steel sink drainer unit, integrated oven four ring hob, extractor fan, tiled floor, under stairs store cupboard, two radiators,

space for appliances, Velux roof window, upvc double glazed door, giving access to side of property. From kitchen / diner stairs rise to:

First Floor Landing

Having doors giving access to bedroom and re-fitted bathroom.

Bedroom

14'10 max x 10'11 average measurements (4.52m max x 3.33m average)
Having glazed sash window to front, exposed wooden flooring, radiator, loft access.

Re-fitted Bathroom

Having an attractive three piece white suite comprising: panel bath with shower attachment off taps, pedestal wash hand basin, low flush wc, recently fitted attractive tile effect vinyl floor covering, glazed window, radiator.

Outside

To the front of the property there is a mature hedge which screens the Belle Vue road with a paved path giving access to front door and small paved / stoned area.

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.

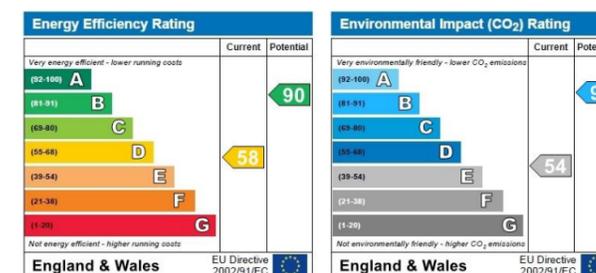
Mortgage Services

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 SALES).

Disclaimer

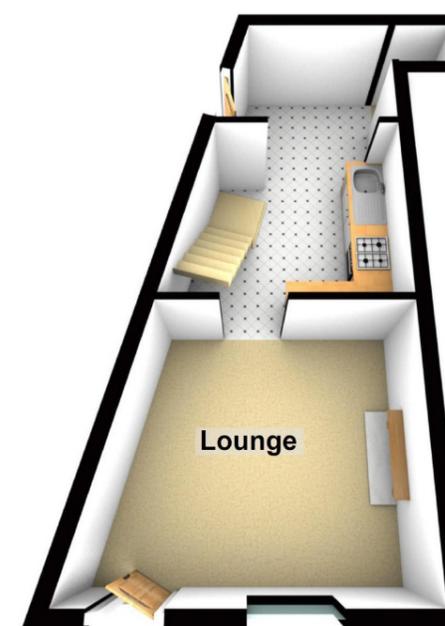
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOOR PLANS

Ground Floor



First Floor

