

2 Raby Crescent, Belle Vue, Shrewsbury, SY3 7JN

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**Offers in the region of £625,000**

Viewing: strictly by appointment through the agent

**Holland Broadbridge**

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A rare opportunity has arisen to acquire this spacious, extended and improved four double bedroom, detached family home which boasts four reception rooms, a modern kitchen, master bedroom with ensuite bathroom, three further double bedrooms, attractive well established front, side and rear south west facing enclosed gardens, driveway and large garage. The property is within walking distance of the medieval town centre of Shrewsbury, the Quarry Park with tranquil riverside walks and highly regarded schooling. Commuters will be pleased to know that there are excellent links to the A5 and M54 linking through to Telford, the West Midlands and beyond. Early viewing comes highly recommended by the agent for the property and its location to be fully appreciated.

#### Accommodation

Reception hallway, lounge, sitting room, dining room, family room, kitchen, utility room, cloakroom, first floor landing, master bedroom with ensuite bathroom, three further double bedrooms, family shower room, driveway, well established attractive front, side and rear gardens, driveway, large garage, upvc double glazing, gas fired central heating. Viewing is recommended.

Storm porch with period secondary double glazed stained entrance door with matching windows to side, give access to:

#### Reception Hallway

Tiled floor, radiator, cloaks cupboard, wall mounted digital heating control panel, under stairs store cupboard. From reception hallway door gives access to:

#### Bay Fronted Lounge

15'7 max into bay x 12'5 (4.75m max into bay x 3.78m) Having upvc double glazed bay window to front with two upvc double glazed windows to side, marble-style hearth with contemporary fire surround, radiator, tv aerial point.

Door from reception hallway gives access to:

#### Sitting Room

15'3 x 10'5 (4.65m x 3.18m) Having upvc double glazed French doors giving access to rear gardens, upvc double glazed window to side, radiator.

Door from reception hallway gives access to:

#### Dining Room

14'8 x 11'7 max reducing to 8'4 (4.47m x 3.53m max reducing to 2.54m) Having vinyl floor covering, radiator, fitted shelving. Arch from dining room gives access to:

#### Family Room

13'10 x 12'8 (4.22m x 3.86m) Having two sets of upvc double glazed French doors giving access to gardens, two upvc double glazed windows, radiator, shelved store cupboard. From family room access is given to:

#### Modern Re-fitted Kitchen

12'9 x 10'2 (3.89m x 3.10m) Comprises a range of replaced eye-level and base units with built-in cupboards and drawers, fitted worktops with inset

1 1/2 stainless steel sink drainer unit with mixer tap over, integrated double oven, four ring gas hob, tiled splash surrounds, vinyl tiled effect floor covering, upvc double glazed window to rear, recessed spotlights to ceiling, space for appliances. Door from kitchen gives access to:

#### Utility Room

10'0 x 8'1 (3.05m x 2.46m) Having eye-level and base units, fitted worktops with inset stainless sink drainer unit with mixer tap over, space for appliances, vinyl tiled effect floor covering, upvc double glazed door giving access to side of property, radiator. Door from utility room gives access to:

#### Cloakroom

Having low flush wc, pedestal wash hand basin, upvc double glazed window, vinyl tiled effect floor covering, radiator.

From reception hallway stairs rise to:

#### First Floor Landing

Having loft access. Doors then give access to all bedrooms and family shower room.

#### Master Bedroom

14'1 x 13'5 (4.29m x 4.09m) Having secondary loft access, upvc double glazed window to front, radiator, built-in double and single wardrobes. Door from bedroom one gives access to:

#### Ensuite Bathroom

Having a three piece white suite comprising: panel bath with mixer shower over and glazed shower screen to side, wash hand basin set to vanity unit with storage cupboard below, low flush wc, fully tiled to walls, vinyl floor covering, upvc double glazed window to front, heated chrome-style towel rail, extractor fan to ceiling.

#### Bedroom Two

13'5 x 12'56 (4.09m x 5.08m) Having two fitted double wardrobes with eye-level storage cupboards above, upvc double glazed window to front, radiator.

#### Bedroom Three

14'10 x 11'4 (4.52m x 3.45m) Having upvc double glazed window to rear, radiator.

#### Bedroom Four

12'3 x 10'6 max into recess (3.73m x 3.20m max into recess) Having two fitted double wardrobes with eye-level storage cupboards above and centralised dressing table, upvc double glazed window to rear, radiator.

#### Family Shower Room

9'11 x 8'4 (3.02m x 2.54m) Having tiled shower cubicle with mixer shower over, wc with hidden cistern, wash hand basin set to vanity unit with built-in storage cupboards below and to side, heated chrome-style towel rail, fully tiled to walls, vinyl floor covering, upvc double glazed window to rear.

#### Outside

The property is approached via a tarmac driveway which gives access to:

#### Large Garage

16'1 x 14'4 max (4.90m x 4.37m max) Having up and over door, pressurised water system, cold water supply, wall mounted gas fired combination boiler, fitted power and light.

The front gardens of the property are laid to lawn with well-established beds, containing a variety of shrubs, plants and bushes with brick walling screening the pedestrian pathway. Access is then given to the property's:

#### Generous Sized Side Garden

Comprising: lawned garden, vegetable plot, specimen shrubs, plants, bushes and trees, being enclosed to three sides by mature hedging. Access is then given to the property's:

#### Large Rear Paved South West Facing Sun Terrace

Having feature garden pond and a further variety of attractive specimen shrubs, plants and bushes with mature hedging, offering good levels of privacy. The gardens are south west facing and fully enclosed.

#### 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

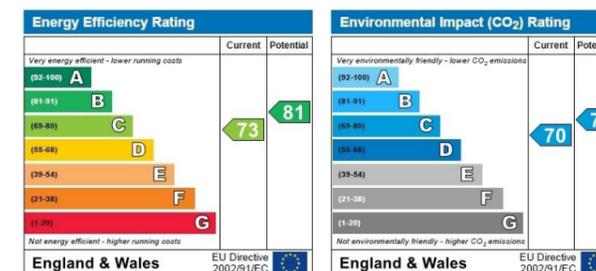
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### 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

