



12 Brook Street, Belle Vue, Shrewsbury, SY3 7QR

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

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Offers in the region of £229,995

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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An attractive, deceptively spacious and improved two double bedroom period mid-terrace house which occupies a pleasing position within this sought after residential location. The property boasts many pleasing features some of which include dining room with wood burning stove, re-fitted kitchen/breakfast room, attractive bathroom, good sized bordered loft space which provides excellent storage and large rear gardens. The property is within walking distance of a variety of excellent local amenities, tranquil Riverside walks leading to the Quarry Park and medieval town centre of Shrewsbury. Commuters will be pleased to know that easy access is gained from the property to the A5 linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

Accommodation

Reception hallway, lounge, dining room with wood burning stove, re-fitted kitchen/breakfast room, first floor landing, large bordered loft space providing excellent storage space, two double bedrooms, bathroom, front and large well establish rear gardens, part double glazing, gas fired central heating and viewing is recommended.

Attractive part glazed wooden entrance door gives access to:

Reception Hallway

Having wood effect flooring and radiator. Wooden panel door from reception hallway gives access to:

Lounge

11'11 x 10'1 (3.63m x 3.07m)
Having upvc double glazed sash window to front, radiator, wood effect flooring, open fireplace with tiled mantle and coving to ceiling. Part glazed wooden panel door from reception hallway gives access to:

Dining Room

11'7 x 9'8 (3.53m x 2.95m)
Having wood burning stove set to a tiled hearth with a timber mantle, period storage cupboard to side, under stairs store cupboard, recess spotlights to ceiling, tiled floor and radiator. Square arch from dining room gives access to:

Modern Re-fitted Kitchen/Breakfast Room

12'8 x 10'0 (3.86m x 3.05m)
Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated dishwasher, free standing stove stainless steel finish to double oven with four ring gas hob and stainless steel cooker canopy over, space for further appliances, tiled floor, recess spotlights to ceiling, four sealed unit

double glazed windows, wooden framed glazed door giving access to rear gardens, wall mounted gas fired central heating boiler, radiator and fitted worktops with inset stainless steel sink drainer unit with mixer tap over.

From reception hallway stairs rise to:

First Floor Landing

Having part wood effect flooring, loft access with pull down ladder which leads to a useful and spacious bordered attic space. From first floor landing panel doors give access to two double bedrooms and bathroom.

Bedroom One

13'3 max reducing to 11'6 x 12'1 (4.04m max reducing to 3.51m x 3.68m)
Having upvc double glazed sash window to front, period fireplace, painted exposed timbers to ceiling, fitted double wardrobe with eye level storage cupboards above and built-in chester drawers below and radiator.

Bedroom Two

12'6 max reducing to 9'11 x 6'7 (3.81m max reducing to 3.02m x 2.01m)
Having radiator, glazed window to rear, recess spotlights to ceiling, wood effect flooring and over stairs storage cupboard.

Bathroom

Having a three piece white suite comprising timber style panel bath with shower attachment off a thermostatic bath mixer tap, low flush wc, pedestal wash hand basin, fully tiled to walls, fully tiled floor, heated towel rail, glazed window to rear and recess spotlights to ceiling.

Outside

To the front of the property paved pathway gives access to front door. To the side of this there is a low maintenance stoned frontage bordered by stoned walling. Side access (with a neighbouring property, who a right of way) then leads to a timber gate.

Large Well Establish Rear Gardens

Having extensive paved patio area with outside cold tap and lighting point, lawned garden with a variety specimen shrubs, plants and bushes etc. A brick paved path with further mature shrubs then leads to the bottom of the garden where there are stoned low maintenance sections, timber garden store and a useful detached TIMBER SHED measuring 11'8 x 7'8 (having fitted power and light). Neighbouring property's have pedestrian right of way to the rear of the property to gain access if required.

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

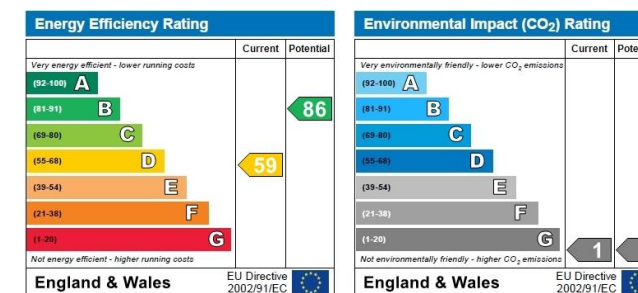
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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

