

21 Havelock Road, Belle Vue, Shrewsbury, Shropshire,  
SY3 7ND

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This is a particularly attractive and appealing three-bedroom, end-of-terrace house. The property is situated in a sought-after and secluded location in Belle Vue, which is sure to appeal to many buyers. Shrewsbury town centre, a range of local amenities, highly regarded schools, and tranquil riverside walks leading to Quarry Park are all within easy reach. Early viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hall, living room, sitting room, cellar, extended L shaped kitchen/dining room, feature upvc double glazed conservatory, first floor landing, two double bedrooms, bathroom, second floor landing, attic bedroom, gas fired central heating, period features, front garden, attractive enclosed rear gardens with a pleasing almost semi rural aspect that is enjoyed beyond. Viewing is recommended.

The accommodation in greater detail comprises:

Panelled entrance door leading into:

#### Entrance hallway

Having exposed wooden flooring, radiator, archway staircase leading to first floor.

Striped pine panelled door leading from entrance hallway gives access to:

#### Living room

11'10" x 9'9" into alcove

Having sealed unit double glazed sash window to front, radiator, electric fireplace with wooden surround, TV aerial point.

Striped pine panelled door from entrance hallway gives access to:

#### Sitting room

13'10" x 32'10"

Having feature cast iron wood burner set to inglenook, radiator, sealed unit double glazed window to rear.

Part glazed striped panelled door from sitting room gives access to:

#### Extended L shaped kitchen/dining room

17'6" x 10'1"

Having stainless steel single drainer unit, range of fitted base unit and wall units with work surface, sealed unit double glazed window to side, space for cooker, space for washing machine, space for upright fridge freezer, ceramic tiled floor, radiator, extractor fan, UPVC double glazed door leading into small enclosed and useful courtyard area, Vaillant gas fired central heating boiler also providing domestic hot water, further window to the rear of the property.

Door from kitchen/diner gives access to:

#### Useful cellar

13'0" x 11'0"

Having power and light

Door leading into:

#### Upvc double glazed conservatory

11'1" x 9'6"

Having under floor heating, ceramic tiled floor, double French doors leading out onto garden. The conservatory has a pleasant outlook over the rear gardens and beyond.

Staircase from entrance hallway gives access to:

#### First floor landing

Having radiator, sealed unit double glazed Velux skylight.

#### Bedroom one

14'2" x 11'11"

Having sealed unit double glazed sash window to front, 2 radiators, arch alcove.

#### Bedroom two

13'10" x 7'8"

Having radiator, sealed unit double glazed window to rear.

#### Bathroom

11'5" x 6'1"

Having panelled bath with Aqualisa electric shower, pedestal wash hand basin, low flush WC, two sealed unit double glazed rear window, radiator, useful recess with shelving.

Further stair case from first floor landing then leads to:

#### Bedroom three

12'6" max x 12'4" plus recess

Having sealed unit double glazed dormer window to rear with pleasant outlook over garden and surrounding areas, radiator, two storage eves.

#### Outside

To the front of the property there is wrought iron railings with gate leading to paved pathway with a selection of flowers and shrubs. To the side of the property there is pedestrian pathway giving access to:

#### Enclosed rear gardens

Good size and comprise: a paved sun terrace, lawned areas with pathway with mature flowers and shrubs borders, wildlife pond, vegetable garden to the rear with a further sun terrace and timber garden shed. The gardens form a particular feature of this property and can only be appreciated by inspection which is recommended by the selling agent.

#### Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

#### COUNCIL TAX BAND B

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

#### 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).

#### 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                                   |         |                            |
| (69-80) C                                   |         | 80                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   | 52      |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

## FLOORPLANS

