

235 Crowmere Road, Belvidere, Shrewsbury, Shropshire,
SY2 5LD

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:

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 £200,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN. This is a well proportioned three bedroom semi-detached house located within this popular residential location. The property is within close proximity to highly regarded schooling, good local amenities and is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway. Early viewing comes highly recommended by the agent.

Accommodation

Entrance hallway, lounge, kitchen/diner, first floor landing, three bedrooms, bathroom, front and well established rear enclosed gardens, good size driveway, generous detached garage, double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

Double glazed entrance door with double glazed window to side gives access to:

Hallway

Having cloaks cupboard, radiator.

Door to:

Lounge

12'11 x 12'1
Having double glazed window to front, radiator, wall mounted gas fire (not connected/need of repair).

Square arch from lounge gives access to:

Kitchen/diner

15'5 x 8'5
The dining area comprises: double glazed sliding patio door giving access to rear gardens, radiator.

The kitchen area comprises; eye level and base units, fitted worktop with inset circular stainless steel sink, tiled splash surrounds, double glazed window to rear, double glazed door giving access to side of property, pantry style shelved storage cupboard, tiled effect flooring.

From hallway stairs rise to:

First floor landing

Having double glazed window to side, loft access.

Door from first floor landing then gives access to: All bedrooms and bathroom.

Bedroom

10'5 x 9'0 max
Having double glazed window to front, radiator.

Bedroom

9'3 excluding recess x 8'11
Having fitted double wardrobe, double glazed window to rear, fitted base units, radiator.

Bedroom

8'4 x 6'2
Having double glazed window to rear, radiator.

Bathroom

Having a three piece white suite comprising: bath with electric shower over, pedestal wash hand basin, low flush WC, double glazed window to front, part tiled to walls, radiator, airing cupboard.

Outside

To the front of the property there is a lawned garden with mature hedging. To the side of this there is a generous driveway which extends to the side of the property and leads to the property's:

Generous size garage

Having part glazed twin timber doors.

Gated access then leads to the property's:

Rear established gardens

Having paved patio area, lawned garden, fruit trees, variety of mature shrubs, plants and bushes. The rear gardens are enclosed.

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 C

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).

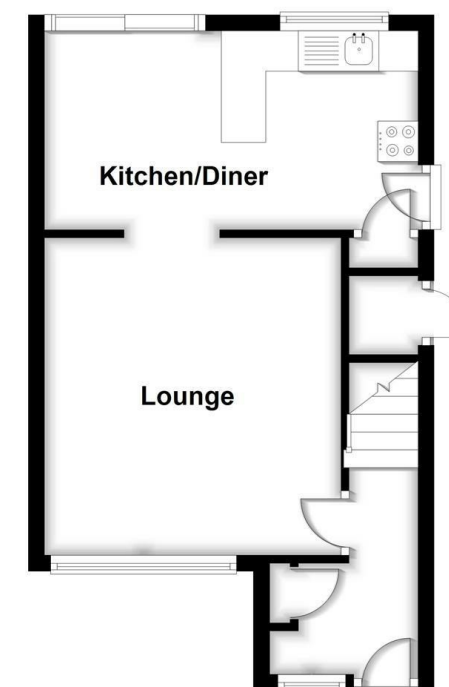
Disclaimer

Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

Ground Floor



First Floor

