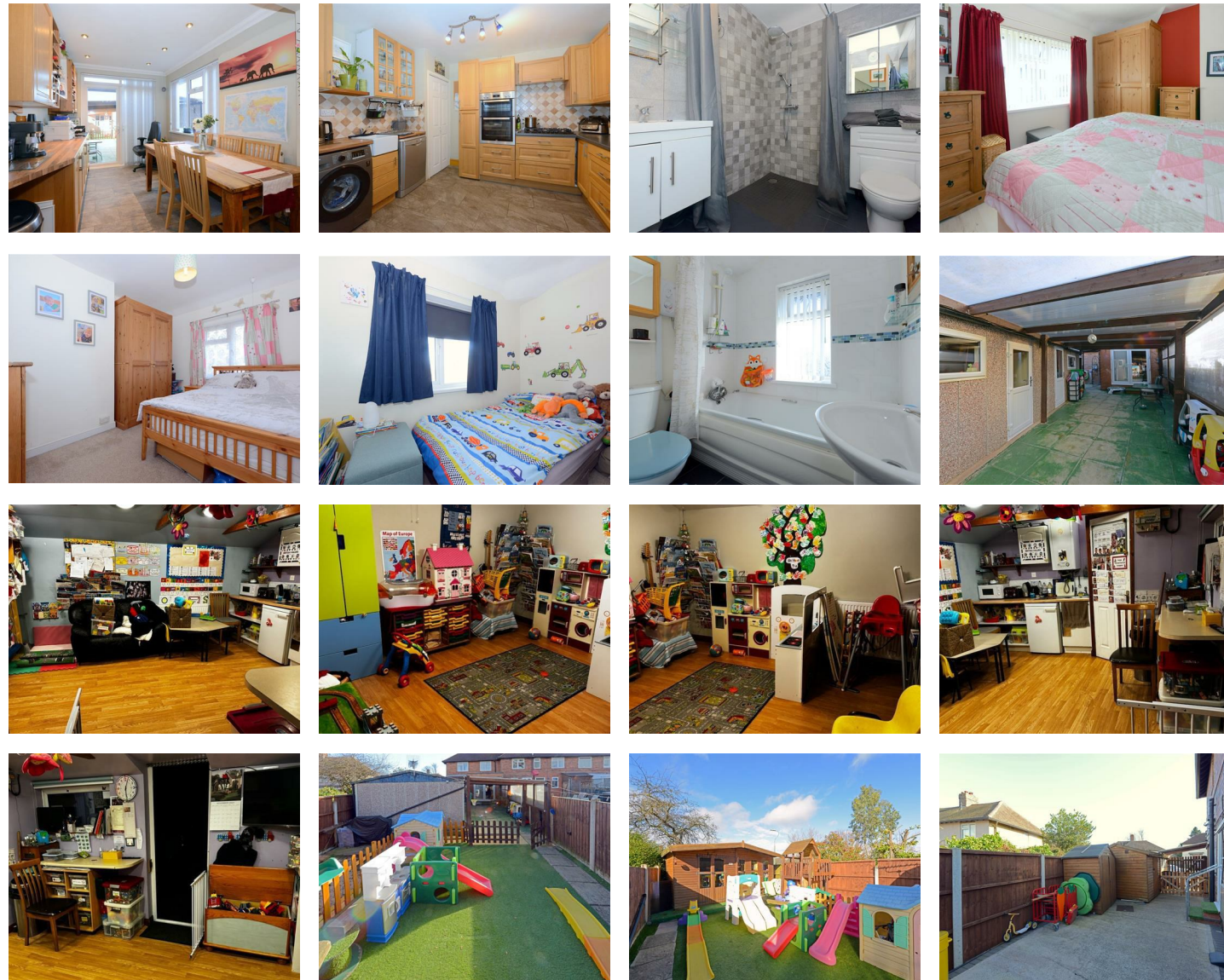


14 Hill Crescent, Belle Vue, Shrewsbury, Shropshire, SY3 7RN

www.hbshrop.co.uk



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£339,000

Viewing: strictly by appointment through the agent

Occupying a large plot, this is an extended and improved three bedroom end of terrace house which offers versatile and spacious living accommodation throughout. To the rear of the property is a large detached building having two areas and wash room which is currently used to operate a child minders business however, it could make an excellent Airbnb/ self contained living accommodation/annex/hobbies room. Belle Vue is a popular sought after residential location having highly regarded schooling a variety of amenities and is well placed for access to tranquil riverside walks leading to the Quarry park and medieval town centre of Shrewsbury. Viewing is recommended by the selling agent.

The accommodation briefly comprises the following: Entrance hallway, lounge, inner hallway, extended re-fitted kitchen/diner, wet room, first floor landing, three bedrooms, bathroom, large driveway, front and low maintenance rear enclosed gardens, timber store, timber summerhouse, substantial detached building having two sections and WC (currently being used a business for child minding however, this could make an excellent Airbnb, self contained accommodation/annex/hobbies room etc, upvc double glazing, gas fired central heating. Viewing is recommended.

Upvc double glazed entrance door with upvc double glazed windows above gives access to:

Hallway

Having recently fitted wall mounted gas fired central heating boiler.

Door from hallway gives access to:

Lounge

15'1 x 12'5

Having upvc double glazed window to front, radiator, exposed wooden flooring, fitted ceiling fan with built-in light, coal effect gas fire (currently disconnected) set to a marble style hearth with feature fire surround.

Door way from lounge gives access to:

Inner hallway

Having tiled floor, radiator.

Door from inner hallway gives access to:

Wet room

Having wall mounted drench shower, fully tiled to walls, tiled floor, wall hung wash hand basin, low flush WC, upvc double glazed window to side, wall mounted extractor fan, heated chrome style towel rail.

Folding door from inner hallway gives access to:

Re-fitted extended kitchen/diner

20'1 x 11'7 max reducing down to 8'8

And comprises a range of replaced eye level and base units with built-in cupboards, integrated double oven, five ring gas hob, glass display cabinets, wine rack tiled floor, upvc double glazed French doors to rear, upvc double glazed window to side, fitted worktops with inset Belfast style sink with mixer tap over.

From hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access.

Doors from first floor landing give access to: Three bedrooms and bathroom

Bedroom

12'2 x 10'2

Having upvc double glazed window to front, wood effect flooring.

Bedroom

11'4 x 9'3

Having upvc double glazed window to rear, radiator.

Bedroom

8'11 x 7'4

Having upvc double glazed window to rear, radiator.

Bathroom

Having a three piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low flush WC, tiled floor, upvc double glazed window to front.

Outside

To the front of the property there is a lawned garden. To the side of this there is a generous sized driveway providing ample off street parking for a number of vehicles access is then given to:

Small covered area/ carport with adjoining timber

13'11 x 8'0

Having twin timber doors, fitted power and light.

To the side of the property there is a further hard standing low maintenance concrete area with outside cold tap. Gated pedestrian access then leads to a low maintenance covered paved patio area which then leads to a artificial lawned garden which then gives access to:

Timber summerhouse

15'9 x 9'10

Having fitted light, glazed windows and wooden framed glazed French doors

To the side of the covered rear patio area there is a:

Substantial detached self contained annex/hobbies

This area is currently used to operate a child minding business from home by the current vendors.

Section one

15'1 x 11'10

Having kitchenette area, wood effect laminate flooring, radiator, TV aerial point, upvc double glazed window, upvc double glazed door.

From section one door gives access to:

Cloakroom

Having low flush WC, wash hand basin, upvc double glazed window.

Section two

11'9 x 11'4

Having wood effect flooring, upvc double glazed window and upvc double glazed door to side, radiator.

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

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

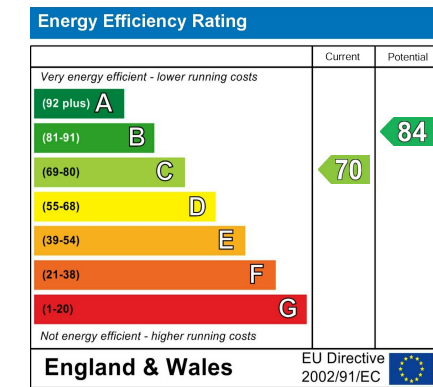
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.



FLOORPLANS

