

273 Crowmere Road, Belvidere, Shrewsbury, Shropshire, SY2  
5LE

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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:

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**Offers In The Region Of £239,995**

Viewing: strictly by appointment through the agent



This is a well proportioned, improved and spacious three bedroom semi detached dormer bungalow offered for sale with NO UPWARD CHAIN. The property is within close proximity to good local amenities, frequent bus route to the Shrewsbury town centre and is well placed for easy access to local bypass linking up to the M54 motorway network. The accommodation briefly comprises the following: Entrance hallway, lounge/diner, re-fitted kitchen/breakfast room, upvc double glazed conservatory, two ground floor bedrooms, ground floor shower room, first floor landing having bedroom with en-suite bathroom, low maintenance front and southerly facing rear enclosed gardens, brick paved driveway, detached sectional garage, upvc double glazing, brand new gas fired boiler installed recently (within 12 months) by British Gas. The accommodation in greater detail comprises:

Canopy over upvc double glazed entrance door gives access to:

**Entrance hallway**

Having under-stairs recessed storage space, radiator, spotlights and coving to ceiling.

Door from hallway gives access to:

**Lounge/diner**

18'0 x 11'0

Having upvc double glazed window to front, two radiators, tiled fireplace with matching surrounds, dado rail, coving to ceiling.

Door from lounge/diner gives access to:

**Re-fitted kitchen/breakfast room**

10'8 x 8'3

Having a range of eye level and base units with built-in cupboards and drawers, stainless steel cooker canopy, tiled splash surrounds, vinyl tiled effect flooring, fitted worktops with inset stainless steel sink drainer unit, recessed spotlights and coving to ceiling, two useful pantry style store cupboard, upvc double glazed window looking into conservatory.

Upvc double door from re-fitted kitchen/ breakfast room gives access to:

**UPVC double glazed conservatory**

16'9 x 7'4

Having a range of upvc double glazed windows overlooking the properties rear gardens, polycarbonated roof, vinyl tiled effect floor covering.

From hallway doors give access to: Two ground floor bedrooms and shower room.

**Bedroom one**

10'1 x 7'7 excluding recess

Having upvc double glazed window looking into the conservatory, radiator, coving to ceiling.

**Bedroom two**

8'11 x 7'1

Having upvc double glazed window to front, radiator, coving to ceiling.

**Shower room**

Having tiled shower cubicle with wall mounted Triton shower,

pedestal wash hand basin, low flush WC, vinyl floor covering, radiator, upvc double glazed window, tiled to walls, coving, recessed spotlights and extractor fan to ceiling.

From hallway stairs rise to:

**First floor landing**

Having roof window.

From first floor landing access is then given to:

**Bedroom three**

15'2 max reducing down to 8'2 x 14'11 max

Having part sloping ceiling offering some restricted head height, recessed spotlights, two radiators, Velux roof window.

Door from bedroom gives access to:

**En-suite bathroom**

Having panelled bath, low flush WC, wash hand with mixer tap over, tiled vinyl effect floor covering, wall mounted heated chrome style towel rail, recessed spotlights and extractor fan.

Access from bedroom leads to a eaves storage area where the gas fired central heating boiler is housed.

**Outside**

To the front of the property there is a brick paved driveway providing ample off street parking for at least two vehicles. From the driveway access is then given to a sectional garage. The front gardens of the property provide low maintenance, having paved area, stoned sections, inset shrubs and low rise brick walling screening the pedestrian pathway.

Gated side access then leads to the properties:

**Southerly facing rear garden**

Which comprises: paved patio areas, gravelled sections, low rise brick walling, inset shrubs and bushes, outside cold tap. The rear gardens are enclosed to three sides by fencing.

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(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**

