

37 Hawthorn Road, Belle Vue, Shrewsbury, Shropshire,
SY3 7NB

www.hbshrop.co.uk



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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 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.
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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 £445,000

Viewing: strictly by appointment through the agent

Occupying a delightful position within this highly desirable residential location. This is a particularly spacious and well proportioned three double bedroom semi detached house. The property sits in a particularly generous sized well established plot and is within walking distance of a variety of excellent local amenities, highly regarded schooling, tranquil riverside walks leading to the Quarry Park and Shrewsbury town centre. Commuters will be pleased to know that access to the local bypass which links up to the M54 motorway network is readily accessible from the property. The accommodation briefly comprises of the following: Entrance porch, reception hallway, lounge, spacious kitchen/diner, rear lobby, utility room with WC, first floor landing, three double bedrooms, re-fitted bathroom, generous brick paved driveway, carport, large garage, well established front and rear enclosed gardens, upvc double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises the following:

Upvc double glazed double doors give access to:

Upvc double glazed entrance porch

Having tiled floor, upvc double glazed double doors with upvc double glazed windows to side give access to:

Reception hallway

12'2 x 10'3 max into staircase recess

Having engineered oak flooring, radiator, wall mounted thermostat control unit.

Door from reception hallway gives access to:

Lounge

13'2 x 12'9

Having upvc double glazed windows to front and side with fitted shutters, wall light points, engineered oak wooden flooring, radiator.

Square arch from lounge gives access to:

Kitchen/diner

23'6 x 12'8 max reducing down to 11'9

The dining area comprises: upvc double glazed French doors giving access to rear gardens with upvc double glazed windows to side, further upvc double glazed window to side of property, radiator, TV aerial point, engineered wooden flooring. The kitchen area comprises: a range of base units with fitted worktops with inset 1 1/2 sink and mixer tap over, integrated wine cooler, free standing stainless steel finish range style cooker with five ring gas hob with concealed cooker extractor fan over, two integrated Hotpoint drawer fridges, upvc double glazed window to rear, under-stairs pantry, radiator, engineered wooden flooring.

Upvc double glazed door from kitchen area gives access to:

Rear lobby

Having tiled floor, upvc double glazed French doors giving access to rear gardens.

From rear lobby door gives access to:

Utility room with WC

7'9 x 6'4

Having eye level storage cupboards, fitted worktops with inset stainless steel sink and mixer tap over, tiled splash surrounds, low flush WC, wall mounted gas fired central heating boiler, upvc double glazed window to rear, radiator, tiled floor.

From reception hallway stairs rise to:

First floor landing

Having store cupboard housing pressurised water system, linen store cupboard and loft access.

From first floor landing doors give access to: Three double bedrooms and re-fitted bathroom

Bedroom one

14'11 x 10'1 max reducing down to 8'3 min

Having two upvc double glazed windows, radiator, fitted open fronted wardrobe plus additional double wardrobe,, exposed wooden flooring.

Bedroom two

11'6 max x 10'7

Having upvc double glazed window, radiator, built-in double wardrobe, wood effect flooring, upvc double glazed French doors which gives access to walk-out balcony.

Bedroom three

11'6 x 9'2

Having upvc double glazed window, radiator, built-in wardrobe/storage cupboard, exposed wooden flooring, coving to ceiling.

Re-fitted bathroom

Having a three piece white suite comprising: panelled bath with drench shower over plus hand-held shower attachment off taps, wall hung shaped wash hand basin with mixer tap over and storage below, low flush WC, part tiled to walls, tiled floor, upvc double glazed window to rear, heated towel rail.

Outside

To the front of the property there is a lawned garden with mature shrubs, bushes and trees. To the side of this there is a brick paved driveway which gives access to:

Carport

From carport access is then given to a:

Detached generous sized garage

Having up and over door, glazed windows, part glazed service door to side.

In between house and garage gated access then leads to the property's attractive well established:

Rear gardens

Having brick paved patio area, shaped lawned garden, fruit trees, a variety of well established shrubs, bushes and trees. 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.

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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

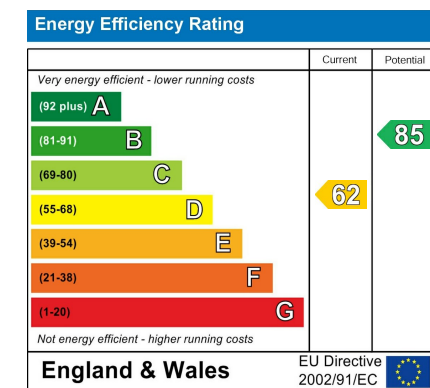
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

