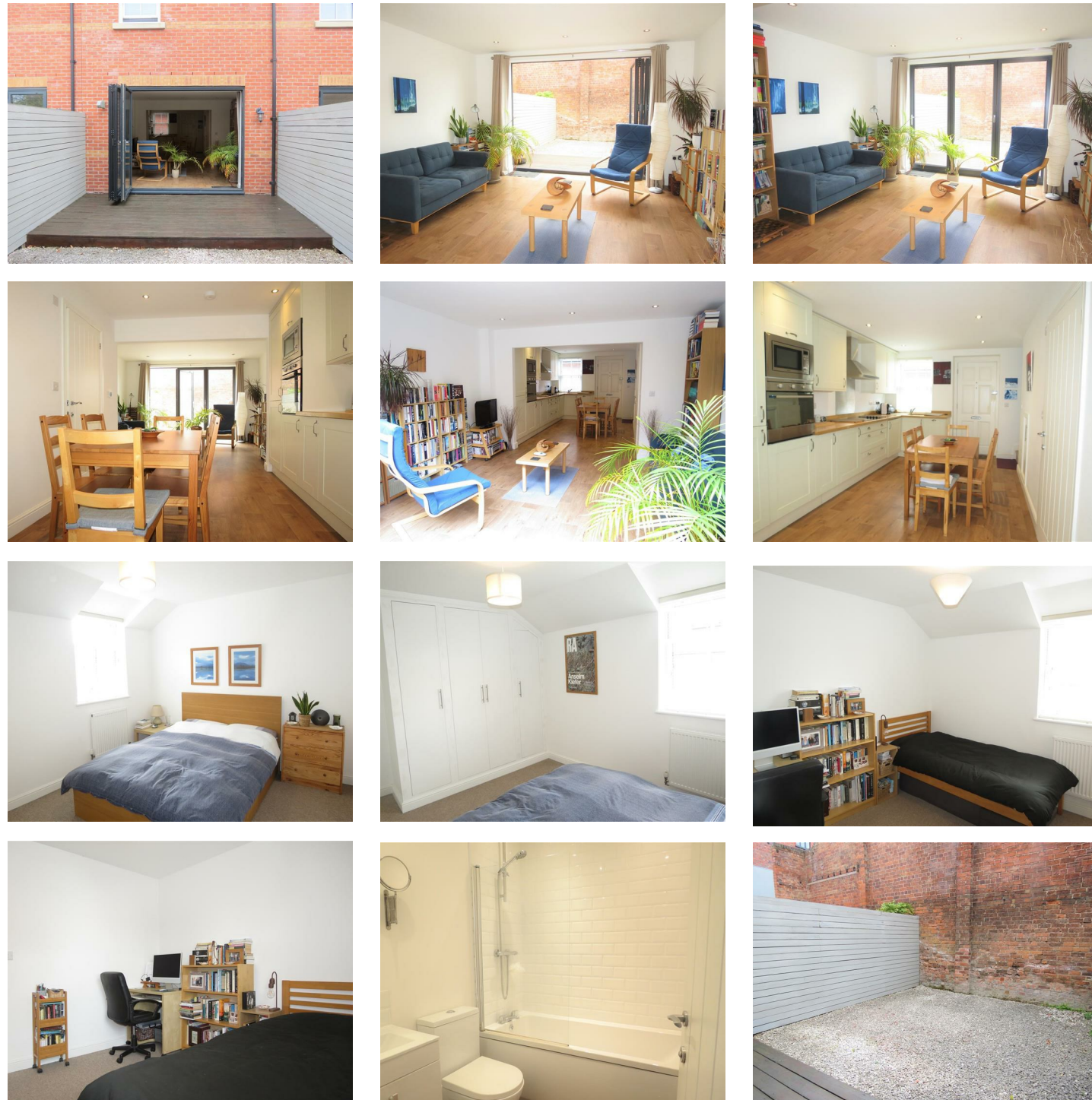


5 Sutton Lodge Gardens, Betton Street, Belle Vue,  
Shrewsbury, Shropshire, SY3 7RU

[www.hbshrop.co.uk](http://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:

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**Offers In The Region Of £249,995**

Viewing: strictly by appointment through the agent

Situated on this select modern development, occupying a tucked away position. This is a modern, beautifully presented two double bedroom mid-terrace house, which boasts instantly appealing living accommodation throughout. The property is located within this highly desirable residential location within striking distance of a variety of excellent amenities, tranquil riverside walks leading to the Quarry park and medieval town centre of Shrewsbury. Viewing is essential. The accommodation briefly comprises of the following: Attractive kitchen/diner with range of built-in appliances, modern lounge with bi-folding doors, under-stairs cloakroom, first floor landing, two double bedrooms, modern bathroom, low maintenance part walled rear enclosed gardens, allocated car parking space plus additional visitor parking, under-floor heating to ground floor, upvc double glazing.

The accommodation in greater detail comprises the following:

Entrance door gives access to:

**Kitchen/diner**

14'6 x 9'9

Having eye level and base units with built-in cupboards and drawers, integrated oven, microwave, four ring electric hob, washing machine, dishwasher, fitted wooden worktops with inset stainless steel sink with mixer tap over, LED recessed spotlights to ceiling, two upvc double glazed windows to front, under-stairs storage cupboard, Karndean wood effect flooring, under-floor heating.

Square arch from kitchen/diner gives access to:

**Lounge**

12'10 x 11'1

Having bi-folding double glazed doors giving access to rear gardens, Karndean wood effect flooring, under-floor heating, TV aerial point, Sky point, Telephone point, recessed spotlights to ceiling.

Door from kitchen/diner gives access to:

**Under-stairs cloakroom**

Having low flush WC, wash hand basin with mixer tap over, shelved storage cupboard below, tiled splash surround, extractor fan to ceiling, Karndean wood effect flooring, under-floor heating.

From kitchen/diner stairs rise to:

**First floor landing**

Having loft access, wall mounted digital heating control panel, store cupboard housing Baxi gas fired central heating boiler.

Doors from first floor landing then gives access to: Two double bedrooms and modern bathroom.

**Bedroom one**

10'10 excluding wardrobe recess x '911

Having upvc double glazed sash window to rear, radiator, range of fitted wardrobes.

**Bedroom two**

9'9 x 9'7

Having upvc double glazed sash window to front, radiator, over-stairs wardrobe/storage cupboard.

**Modern bathroom**

Having a three piece white suite comprising: panelled bath with mixer shower over, glazed shower screen to side, low flush WC, wash hand basin with mixer tap over and shelved storage cupboard below, tiled splash surround, Karndean wood effect flooring, wall mounted heated chrome style towel rail, recessed spotlights and extractor fan to ceiling.

**Outside**

To the front of the property there is a low maintenance frontage having Indian sandstone paved pathway giving access to front door, stoned sections to side which is partially enclosed by wrought iron railings.

**Rear gardens**

To the rear there is a low maintenance garden having decked area with stoned sections which is enclosed by fencing and brick walling. In the residence carpark there is one allocated car parking space, plus additional visitor parking.

**AGENTS NOTE**

Each resident of Sutton Lodge Gardens pays £50 per annum, which covers any maintenance required within the communal areas.

**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.

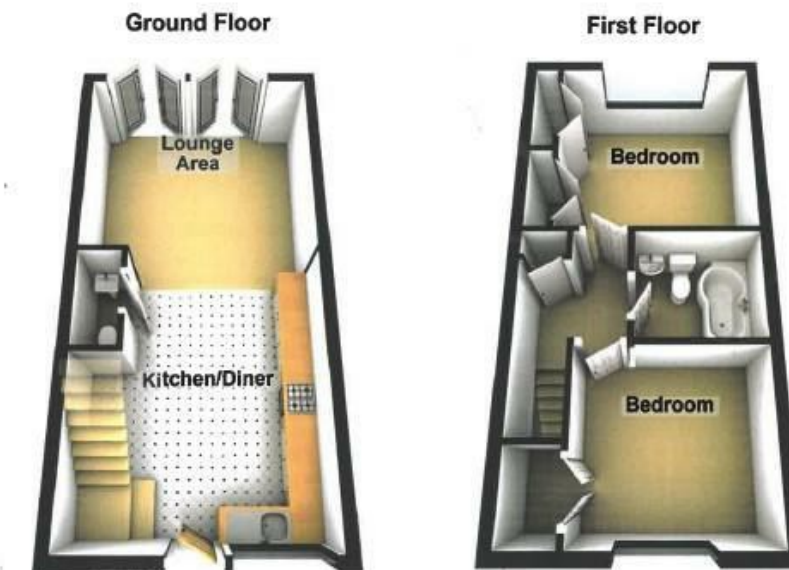
**Disclaimer**

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			96
(92 plus) A		82	
(81-91) B			
(69-80) C			
(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**



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007 Plan produced using PlanUp.