



7 Harcourt Crescent, Belvidere, Shrewsbury, Shropshire, SY2 5LQ

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 £230,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN. This is an improved, spacious and beautifully presented two bedroom semi detached bungalow, which occupies a pleasant position within this sought after 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. The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, re-fitted kitchen, two bedrooms, shower room, front and rear enclosed gardens, generous brick paved driveway, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

Canopy over, upvc double glazed entrance door with upvc double glazed window to side gives access to:

Hallway

Having attractive vinyl floor covering, radiator, loft access, cupboard housing Valiant gas fired central heating boiler.

Door from hallway gives access to:

Lounge/diner

18'2 x 10'9
Having upvc double glazed window to front, radiator, gas fire set to an attractive hearth with tiled mantel.

Door from lounge/diner gives access to:

Re-fitted kitchen

10'7 x 9'4
Having modern eye level and base units with built-in cupboards and drawers, fitted worktop with inset stainless steel sink with mixer tap over, integrated oven, four ring electric hob with cooker canopy over, attractive vinyl floor covering, radiator, shelved pantry storage cupboard with further storage cupboard to side, upvc double glazed window to rear, upvc double glazed door giving access to rear gardens.

Doors from hallway gives access to: Two bedrooms and bathroom.

Bedroom one

10'7 x 10'1
Having upvc double glazed window to rear, radiator, built-in double wardrobe.

Bedroom two

8'11 x 7'0
Having upvc double glazed window to front, radiator.

Shower room

Having tiled shower cubicle, low flush WC, wash hand basin, part tiled to walls, radiator, wall mounted pull cord heater, upvc double glazed window to side, attractive vinyl floor covering.

Outside

To the front of the property there is a lawned garden with low rise brick walling screening the pedestrian pathway. To the side of this there is a generous brick paved driveway providing ample off street parking for a number of vehicles.

Gated pedestrian access then leads to the properties:

Low maintenance rear gardens

Having extensive paved patio areas, lawned garden., timber garden shed, inset shrubs and bushes. The rear gardens are enclosed 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 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).

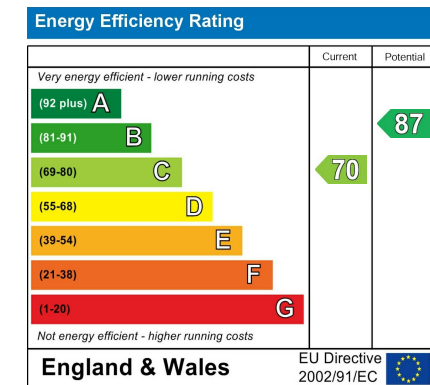
Referral fee disclaimer

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

Ground Floor

