



26 Moreton Crescent, Belle Vue, Shrewsbury, Shropshire, SY3 7BZ

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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:

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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Offers In The Region Of £295,000

Viewing: strictly by appointment through the agent

An attractive and spacious four double bedroom period mid-terrace town house, with well proportioned living accommodation over five floors. The property requires general modernisation/improvement. This property has the added benefit of being offered for sale with NO UPWARD CHAIN. Belle Vue is a highly desirable residential location, within close proximity to tranquil riverside walks leading to the Quarry park, a variety of excellent local amenities, highly regarded schooling and the medieval town centre of Shrewsbury. Viewing is recommended. The accommodation briefly comprises:- Storm porch, entrance hallway, bay fronted lounge, separate dining room, kitchen, first floor landing having double bedroom, bathroom, second floor landing having two double bedroom, third floor landing having further double bedroom, front and low maintenance rear enclosed garden, gas fired central heating, period features, sought after residential location.

The accommodation in greater detail comprises the following:

Storm porch with wooden glazed entrance door gives access to:

Hallway

Having period tiled floor, coving to ceiling.

Door from hallway gives access to:

Bay fronted lounge

17'1 max into bay x 10'5 max

Having walk-in bay with glazed sash windows to front, exposed wooden flooring, period fireplace, radiator, picture rail, coving to ceiling

From hallway door gives access to:

Dining room

11'7 x 11'4

Having glazed sash window to rear, exposed wooden flooring, period style fireplace, period shelved storage cupboards, radiator.

Door from dining room gives access to:

Kitchen

11'1 x 5'9

Having eye level and base unit with built-in cupboards and drawers, integrated oven, integrated fridge freezer, fitted worktops with inset stainless steel sink with mixer tap over, wall mounted extractor fan, tiled splash surrounds, vinyl floor covering, door giving access to rear of property, two glazed windows.

Door from dining room gives access to a wooden staircase which leads down to:

Cellar

11'9 x 11'9 approximately

From hallway stairs rise to:

First floor landing

Having exposed wooden flooring.

Doors then give access to: Bedroom, bathroom and boiler room.

Bedroom

14'2 max into recess x 11'2

Having two glazed sash windows to front, attractive period fireplace, radiator, coving to ceiling.

Bathroom

12'1 x 7'10

Having a four piece suite comprising: panelled bath, pedestal wash hand basin, low flush WC, tiled shower cubicle, recessed spotlights to ceiling, glazed sash window to rear, vinyl floor covering, radiator.

Boiler room

Comprising: wall mounted gas fired central heating boiler, space for washing machine, glazed window to rear.

From first floor landing stairs rise to:

Second floor landing

Having exposed wooden flooring, loft access.

Doors then give access to: Two bedrooms

Bedroom

12'0 x 11'5

Having glazed sash window to rear, exposed wooden flooring, period fireplace.

Bedroom

13'2 x 11'5

Having exposed wooden flooring, radiator, glazed sash window to front, period fireplace, coving to ceiling, fitted period wardrobe with shelved storage cupboard to side.

From second floor landing stairs rise to:

Third floor landing

Having exposed wooden timbers, Velux roof window.

Door then gives access to:

Bedroom

12'0 x 12'0

Having glazed sash window to rear, exposed wooden flooring, two exposed timbers to ceiling.

Outside

To the front of the property there is a low maintenance stoned frontage enclosed by brick walling with gated pedestrian access leading to pathway giving access to front door.

Rear gardens

To the rear of the property paved steps lead to a rear garden having shrubs sections, raised decked area. The rear gardens are enclosed by brick walling and 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

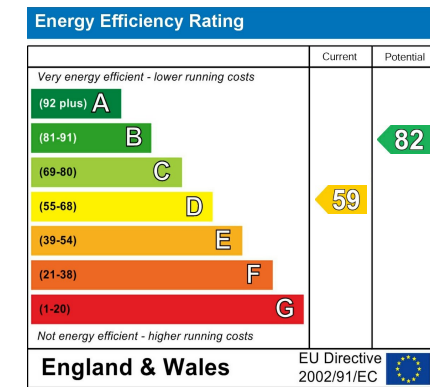
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

