

17 North Hermitage, Belle Vue, Shrewsbury, Shropshire,
SY3 7JW

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 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 £530,000

Viewing: strictly by appointment through the agent

A most attractive, spacious and well proportioned period bay fronted five bedroom semi detached house. The property occupies a pleasing corner plot position, period features, driveway and large garage. Belle Vue is an exceptional sought after residential location, within close proximity to an excellent variety of local amenities, highly regarded schooling, tranquil riverside walks leading to the Quarry park and the medieval town centre of Shrewsbury. Early viewing comes highly recommended by the selling agent. (NO UPWARD CHAIN). The accommodation briefly comprises the following: reception hallway, bay fronted lounge, separate dining room, kitchen/breakfast room, first floor landing, three bedrooms, bathroom, second floor landing having two further bedrooms, front, side and walled rear enclosed gardens, driveway, large garage, gas fired central heating, period feature.

The accommodation in greater detail comprises:

Original leaded stained glazed wooden entrance door with matching window above gives access to:

Reception hallway
Having period tiled floor, radiator, coving to ceiling, under-stairs storage cupboard.

Door from reception hallway gives access to:

Bay fronted lounge
15'3 max into bay x 12'11
Having walk-in glazed sash bay window to front, exposed wooden flooring, radiator, coving to ceiling, TV aerial point.

Doors from reception hallway gives access to:

Kitchen/breakfast room
13'0 x 9'8
Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, integrated oven, four ring electric hob with stainless steel cooker canopy over, wall mounted gas fired central heating boiler, vinyl wood effect flooring, secondary glazed window, part glazed door giving outside of property, radiator, tiled splash surrounds.

Door from kitchen/breakfast room gives access to:

Dining room
13'0 x 12'10
Having sliding patio door giving access to gardens, attractive open fireplace with wooden fire surround, exposed wooden flooring, wall mounted thermostat control unit, radiator, coving to ceiling.

From reception hallway stairs rise to:

First floor landing
Having secondary double glazed window.

Doors give access to: Three bedrooms and bathroom.

Bedroom one
15'1 max into bay x 13'2
Having walk-in glazed sash bay window to front, exposed wooden flooring, radiator, coving to ceiling.

Bedroom two
13'1 x 10'2
Having glazed sash window to rear, radiator, exposed wooden flooring, walk-in wardrobe.

Bedroom three
10'2 x 10'0
Having glazed sash window to side, radiator, airing cupboard, exposed wooden flooring.

Bathroom
Having a three piece suite comprising: Bath with electric shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, part tiled to walls, glazed sash window to front, heated chrome style towel rail.

From first floor landing stairs rise to:

Second floor landing
Having glazed roof window. Doors then give access to: Two further bedrooms.

Bedroom four
12'11 x 9'11
Having glazed window to side, radiator, part sloping ceilings.

Bedroom five
13'1 x 7'7
Having glazed sash window to rear, radiator, part sloping ceilings.

Outside
To the front of the property gated pedestrian access leads to a paved pathway giving access to front door with lawned gardens to either side, mature trees and inset shrubs. Paved pathway then leads to the side of the property there is a further lawned garden and paved patio area.

Gated access then leads to the properties:

Walled rear garden
Having fruit trees, borders with inset shrubs, paved patio area, lawned garden.

In between the side and rear garden there is a tarmac driveway which gives access to:

Garage
14'10 max reducing down to 9'11 x 14'0
Having up and over door, fitted power and light, glazed window, gas meter and work bench

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 E

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			82
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

