

4 Burnham Avenue, Belvidere Paddocks, Shrewsbury,  
Shropshire, SY2 5LJ

[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:

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 £300,000**

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position, this is a beautifully presented, well maintained, and improved, three bedroom detached house. The property is situated within this desirable residential location, within close proximity to local schooling, good amenities, tranquil riverside walks and the Shrewsbury Town Centre. Commuters will be pleased to know that access is readily accessible to the local bypass linking up to the M54 motorway network. This property will appeal to many potential purchaser(s). Viewing is recommended by the selling agent. The accommodation briefly comprises the following: Entrance hallway, L-shaped lounge / diner, re-fitted kitchen, first floor landing, three bedrooms, modern re-fitted bathroom, driveway, garage, front and pleasing rear enclosed gardens, double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises the following:

Upvc double glazed entrance door with upvc double glazed windows to side give access to:

**Entrance hallway**

Having radiator. Doorway from entrance hallway gives access to:

**L-shaped lounge / diner**

19'9 max x 16'4 max red 9'3  
Having upvc double glazed window to front and rear, two radiators, wall light points, coving to ceiling. Door from lounge / diner gives access to:

**Re-fitted kitchen**

9'11 x 9'4  
Having a range of re-fitted eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel drainer unit with mixer tap over, Neff integrated oven with four ring electric hob with concealed cooker canopy over, integrated fridge, tiled floor, tiled splash surrounds, under stairs pantry style storage cupboard, wall-mounted gas fired central heating boiler, under unit lighting, upvc double glazed window to rear and upvc double glazed door giving access to the rear gardens.

From entrance hallway stairs rise to:

**First floor landing**

Having double glazed window to side, loft access. Doors then give access to three bedrooms and re-fitted bathroom.

**Bedroom one**

11'6 x 9'2  
Having double glazed window to front, radiator, fitted triple mirrored fronted wardrobe.

**Bedroom two**

10'6 x 8'1  
Having double glazed window to rear, radiator, fitted wardrobe and airing cupboard.

**Bedroom three**

8'10 x 7'2  
Having double glazed window to the front, fitted over stairs wardrobe, radiator.

**Re-fitted bathroom**

Having a modern suite comprising: Paneled bath with electric shower over, WC with hidden cistern, wash hand basin set to a vanity unit, double glazed window to rear, vinyl floor covering, radiator, extractor fan to ceiling.

**Outside**

To the front of the property there is a tarmac driveway with additional stoned parking area to side and lawned garden. From the driveway access is then given to:

**Garage**

16'0 x 8'2  
Having an up and over door, fitted light and a glazed pedestrian door to the rear.

**Rear gardens**

Gated side access then leads to the property's rear gardens, which comprise: Paved and bricked patio areas with outside cold tap, lawned gardens, barked area to the side, paved pathway, stoned sections, a variety of mature shrubs and bushes, timber garden shed. The rear gardens are enclosed by fencing.

**Services**

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

**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.

**Council Tax Banding D**

**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 for sales).

**Referral fee disclaimer**

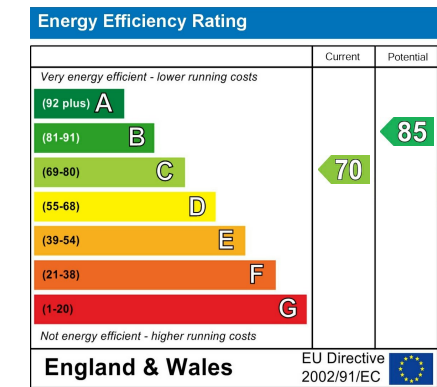
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are 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

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves

of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



**FLOORPLANS**

