

22 Sussex Drive, Belle Vue, Shrewsbury, Shropshire, SY3 7NG

www.hbshrop.co.uk



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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 £275,000

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN and requiring elements of modernisation / improvements. This is a three bedroom semi-detached house, occupying a pleasing cul-de-sac position, and having a large rear garden measuring over 90ft in length. The property is situated within this desirable residential location, within close proximity to a wide variety of local amenities, and being in walking distance of the historic town centre of Shrewsbury and Meole Brace retail park, in addition to being placed for easy access, to the local bypass linking up to the M54 motorway network. This property will appeal to many prospective purchaser(s) and offers great potential. Viewing is recommended by the selling agent. The accommodation briefly comprises the following: Entrance hallway, lounge, kitchen / diner, laundry room, first floor landing, three bedrooms, re-fitted shower room, front and large rear enclosed gardens, driveway, carport, garage, extensive double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises the following:

Wooden framed glazed door gives access to:

Glazed entrance porch

Part glazed door then gives access to:

Hallway

Having radiator, under stairs storage recess, coving to ceiling. Door from hallway gives access to:

Lounge

14'8 max reducing 12'6 x 11'8

Having upvc double glazed window to the front, radiator, gas fire, coving to ceiling, wall light points. Wooden framed glazed doors from lounge and door from hallway gives access to:

Kitchen / diner

17'9 x 8'9

The dining area

Comprises: Upvc double glazed window to rear, radiator, fitted storage cupboard.

The kitchen area

Comprises: A range of eye level and base units with built-in cupboards and drawers, glass display cabinet, worktops with twin stainless steel sink with mixer tap over, upvc double glazed window to rear (SPACE for appliances), tiled floor, pantry.

Part glazed door from kitchen / diner gives access to:

Laundry room

14'0 x 6'4 max

Having upvc double glazed windows to the front and rear, a range of glazed windows (SPACE for washing machine), tiled floor.

From hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, coving to ceiling, loft access, airing cupboard. Doors from first floor landing give access to three bedrooms and re-fitted shower room.

Bedroom one

11'10 x 8'11

Having upvc double glazed window to front, radiator, a range of fitted wardrobes with built-in chest of drawers, coving to ceiling.

Bedroom two

11'10 x 10'6

Having upvc double glazed window to rear, radiator.

Bedroom three

7'2 x 6'11

Having upvc double glazed window to front, radiator.

Re-fitted shower room

Having walk-in shower cubicle with mixer shower over with contemporary glazed shower screen to side, low flush WC with hidden cistern, hand basin set to vanity unit, part tiled to walls, upvc double glazed window to rear, coving to ceiling, chrome style towel rail.

Outside

To the front of the property there is a lawned garden with paved pathway / patio area. To the side of this there is a generous sized driveway which leads to a carport which then gives access to a garage.

Garage

19'11 x 9'9 max

Having an up and over door, two glazed windows, part glazed service door to side.

Rear gardens

90'0 in length

The rear gardens are a pleasing feature of the property being extremely generously sized. Comprising: Paved patio area with outside cold tap, pathway, lawned garden areas, a variety of mature shrubs, plants, bushes, fruit trees etc. The 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 C

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

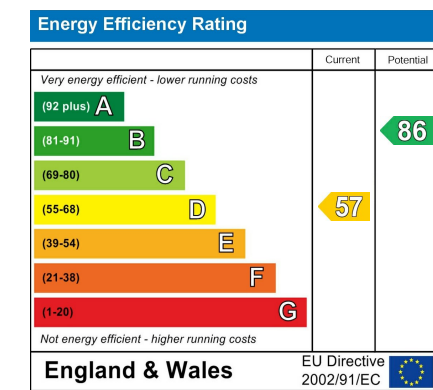
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are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

