

36 Leamore Crescent, Belle Vue, Shrewsbury, Shropshire,
SY3 7QD

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.
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Offers In The Region Of £229,995

Viewing: strictly by appointment
through the agent

Offered For Sale with NO UPWARD CHAIN. This is a well proportioned and particularly spacious three bedroom semi detached house, which requires general modernisation/improvement allowing any potential purchasers to improve the property in their own particular style. The property is located within this desirable residential location, within close proximity of excellent amenities, the Reabrook Nature Reserve and the Shrewsbury Town Centre. Viewing is recommended.

The accommodation briefly comprises: Entrance hallway, lounge, dining room, kitchen, first floor landing, three bedroom, bathroom, low maintenance front and south westerly rear enclosed gardens, driveway, large garage, gas fired central heating, UPVC double glazing, NO UPWARD CHAIN.

The accommodation in greater detail comprises the following:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Entrance hallway

Having radiator, store cupboard.

Wooden framed door from entrance hallway gives access to:

Lounge

14'4 x 12'0

Having upvc double glazed window to front, radiator, gas fire coving to ceiling.

Sliding door from lounge gives access to:

Dining room

9'6 x 7'7

Having double glazed sliding patio door giving access to rear gardens, radiator, coving to ceiling.

Wooden framed glazed door from dining room gives access to:

Kitchen

9'2 x 7'3

Having eye level and base units with built-in cupboards and drawers, space for appliances, UPVC double glazed window to rear, fitted worktop with inset stainless steel sink, vinyl wood effect floor covering, pantry style storage cupboard, coving to ceiling, UPVC double glazed service door to garage.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access,

Doors from first floor landing then gives access to: Three bedrooms and bathroom.

Bedroom one

12'9 max into wardrobe recess x 9'1

Having a range of fitted bedroom furniture, UPVC double glazed window to rear, radiator, coving to ceiling.

Bedroom two

11'3 max into wardrobe recess x 9'2

Having a range of fitted bedroom furniture, UPVC double glazed window to front, coving to ceiling.

Bedroom three

9'6 x 6'1

Having radiator, UPVC double glazed window to rear, coving to ceiling

Bathroom

Having a three piece suite comprising: panel bath, pedestal wash hand basin, low flush WC, cupboard housing gas fired central heating boiler, tiled to walls, wall mounted pull cord electric heater, UPVC double glazed window to front, radiator, vinyl wood effect floor covering.

Outside

To the front of the property there is a low maintenance stone front garden with inset shrubs.

Gated access leads to driveway which then gives access to:

Large garage

25'3 x 7'11

Having part glazed double timber doors to front, UPVC double glazed window and door to rear.

Rear gardens

To the rear of the property there is a south westerly facing rear garden having large paved patio area, stone sections, inset shrubs, two timber garden sheds, outside lighting point. The rear gardens are enclosed.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

