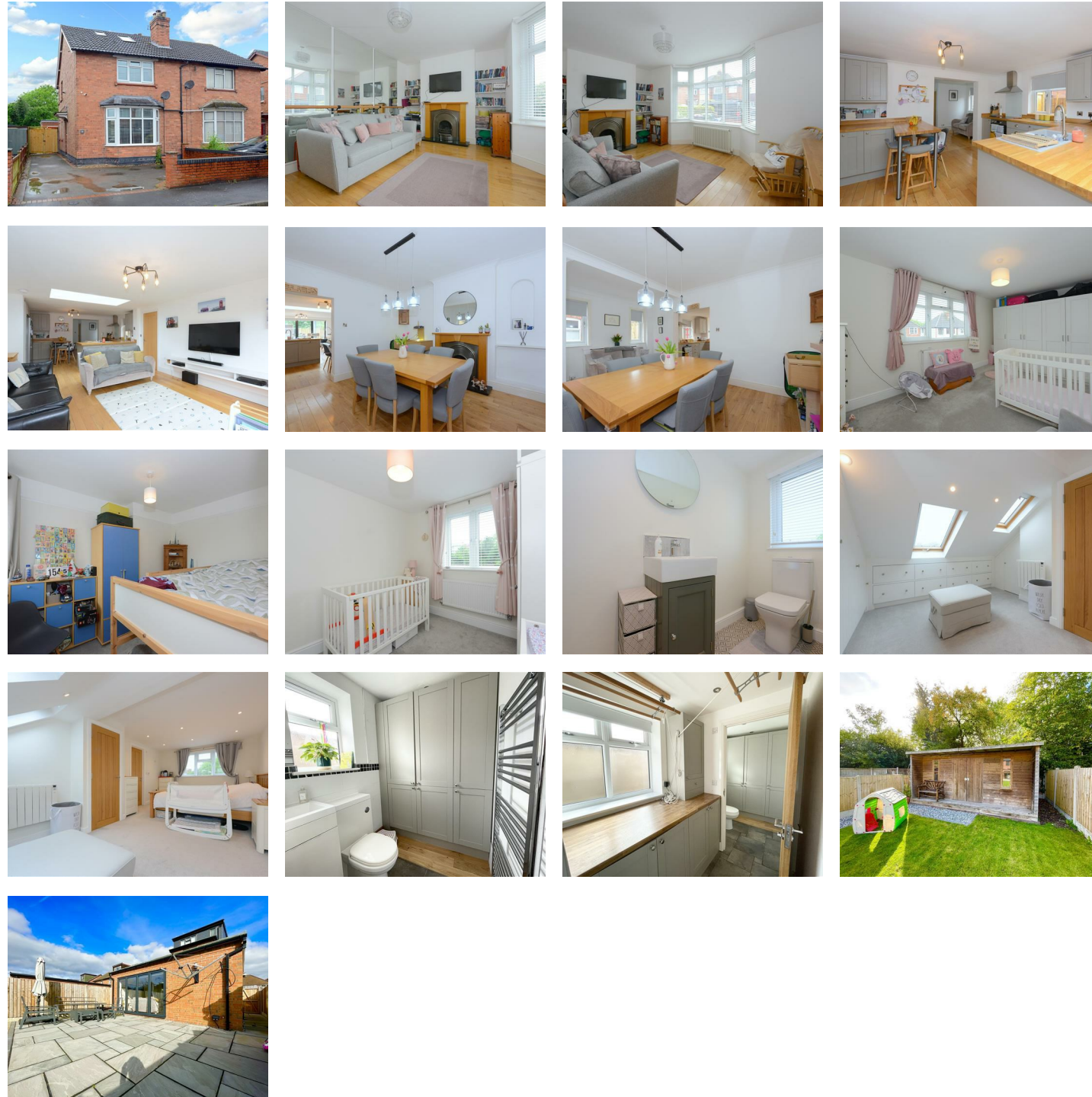


22 Belvidere Walk, Belvidere, Shrewsbury, Shropshire,  
SY2 5LT

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Important Notice - please read carefully**

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This is an extensively extended four bedroom semi detached house that can only be fully appreciated by an internal inspection, which is highly recommended by the selling agent. The property is situated within this popular and convenient residential location, occupying a pleasant cul-de-sac position. It is within close proximity to good local amenities, local schooling, the Shrewsbury bypass, linking up to the M54 motorway network and the historic town centre of Shrewsbury.

The contemporary extension and loft conversion have provided spacious and well planned accommodation which briefly comprises of the following: side entrance hall, lounge, dining room/snug, large open plan luxury kitchen opening into garden room complete with glazed atrium, utility room, downstairs shower room, first floor landing with three bedrooms and luxury family bathroom, attic/loft conversion providing main bedroom suite complete with ensuite shower room, The property comes complete with quality fixtures and fittings throughout, gas fired central heating, UPVC double glazing, driveway and private parking for a number of vehicles to front and side of property, good size enclosed rear garden with large timber summerhouse. To say this property is a Tardis is an understatement. Viewing is essential.

The accommodation in greater detail comprises:

Storm porch to side gives access to:

**Panelled entrance door**  
Which then gives access to:

**Entrance hall**  
Having wooden floor, staircase leading off.

Door from entrance hall gives access to:

**Lounge**  
15'11 max x 11'9 into bay  
Having walk-in sealed unit double glazed bay window to front, ancona radiator to bay, gas coal effect living fire with raised hearth and wooden fire surround, wooden flooring.

Door from entrance hall gives access to:

**Dining room/Snug**  
12'4 x 15'11 max  
This area was formerly the kitchen and downstairs bathroom to the property before it was reconfigured.

Having wooden flooring, radiator, gas coal effect living flame fire with raised hearth and wooden fire surround, useful built in understairs storage cupboard, two UPVC double glazed windows to side, coving to ceiling.

From dining room/snug access is given to:

**Fantastic extended open plan kitchen/garden room**  
26'6 x 14'4

This room can only be fully appreciated by internal inspection which is highly recommended by the selling agent.

Having comprehensive range of modern eye level and base unit with built in cupboards and drawers, spice rack, fitted worktop with inset single sink drainer unit with mixer tap over, with spice racks and pull out larder, breakfast bar, Indesit four ring electric hob with stainless cooker hood above and electric oven below, integrated dishwasher, space for American fridge freezer, coving to ceiling, radiator, UPVC double glazed window to side, wooden flooring which also extends into garden room with glazed atrium, radiator, floor to ceiling bi folding doors leading out onto good size rear enclosed garden, telephone point.

Door then gives access to:

**Useful utility room**  
9'3 x 6'0  
Having ceramic tiled floor, eye level and base unit with built in cupboards above, door leading to driveway, UPVC double glazed window to side, radiator.

Door then gives access to:

**Cloakroom**  
Having WC with hidden cistern, vanity unit with wash hand basin, UPVC double glazed window, ceramic tiled floor, wall mounted heated chrome style towel rail, large storage cupboard.

From entrance hall stairs rise to:

**First floor landing**  
With under-stairs boiler cupboard housing Main gas fired central heating boiler, radiator, Doors to:

**Bedroom one**  
16'0 x 10'0  
Having UPVC double glazed window to front, radiator, feature cast iron fireplace.

Step up to half landing to:

**First floor landing**  
With under-stairs boiler cupboard housing Main gas fired central heating boiler, radiator.

Door from landing then gives access to:

**Bedroom two**  
10'0 x 8'0  
Having UPVC double glazed window to rear, radiator, picture rail.

**Bedroom three**  
9'1 x 8'1  
Having UPVC double glazed window to rear, radiator.

**Attractive re-fitted bathroom**  
Having panel bath, curved shower screen and shower above, low flush WC with hidden cistern, vanity unit with cupboard below, two UPVC double glazed windows, contemporary wall mounted heated towel rail.

Staircase from first floor leading to small landing area and then step and door gives access to:

**Beautiful loft conversion/ bedroom four**  
19'2 max x 9'6 max  
Having two sealed unit double glazed Velux roof windows to front, abundance of fitted cupboards and drawers into eves, two electric wall mounted radiators, UPVC double glazed dormer window overlooking rear extension and garden.

From bedroom four door gives access to:

**Ensuite shower room**  
With large walk-in glazed shower cubicle, low flush WC, vanity unit with cupboard below, contemporary wall mounted heated towel rail, UPVC double glazed window to rear.

A particular feature of the property is the loft conversion which provides a main bedroom suite complete with ensuite.

**Outside**  
The property is approached by a tarmacadam driveway with turning and parking extending to front and side of property, outside light, double wooden gates giving access to paved side passage with outside tap and outside lighting. Opening into a:

**Good size rear enclosed garden**  
The lawn has been recently levelled and seeded to accompany the paved patio area, gravel pathway extending to the top of the garden, further outside lighting. To the top end of the garden there is a raised decked sitting area with:

**Large wooden store (former summerhouse) with double doors**  
17'8 x 13'3

**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 C

### 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

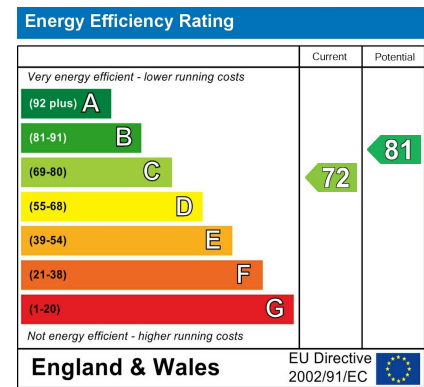
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



## FLOORPLANS

