

13 South Close, Belle Vue, Shrewsbury, Shropshire, SY3  
7HP

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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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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.

Occupying a pleasing cul-de-sac position on a generous size plot, this is a spacious and well proportioned three bedroom semi detached house, situated within this popular residential location. The property is within close proximity to highly regarded schooling and is well placed for easy access to good local amenities, tranquil riverside walks to the Quarry park and Shrewsbury town Centre, Access to the local bypass linking up to the M54 motorway network is also readily accessible. Viewing is highly recommended.

The accommodation briefly comprises of the following: Entrance hallway, modern refitted ground floor shower room with WC, lounge, dining room, refitted kitchen, first floor landing, three bedrooms, washroom, separate WC, driveway, good size rear enclosed gardens with a pleasing aspect to local church, popular residential location, close to good local amenities and Shrewsbury town Centre. Viewing is recommended.

The accommodation in greater detail comprises:

Wood effect UPVC double glazed entrance door gives access to:

#### Entrance hallway

Having tiled floor, radiator. Door from entrance hallway gives access to:

#### Modern shower room with WC

Having tiled shower cubicle with wall mounted mixer shower, pedestal wash hand basin, low flush WC, wood effect flooring, radiator, wood effect UPVC double glazed window to side, recessed spotlights to ceiling, wall mounted extractor fan.

Door from entrance hallway gives access to:

#### Dining room

12'4 x 9'10  
Having wood effect UPVC double glazed window to front, radiator, period fireplace.

Doors from entrance hallway gives access to:

#### Lounge

15'1 x 10'10  
Having wood effect UPVC double glazed window to rear, radiator.

Doorway from entrance hallway gives access to:

#### Refitted kitchen

8'10 x 7'9 excluding recess  
Having modern eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktops with inset stainless steel sink with mixer tap over, wood effect UPVC double glazed window to rear, wood effect stable style door giving access to side of property, radiator, vinyl wood effect floor covering,

From entrance hallway stairs rise to:

#### First floor landing

Having wood effect UPVC double glazed window to side, loft access. From first floor landing doors then give access to: Three bedrooms, washroom and separate WC.

#### Bedroom one

14'11 x 11'1  
Having wood effect UPVC double glazed window with a pleasing aspect to rear, exposed wooden flooring, radiator, linen shelved storage cupboard.

#### Bedroom two

12'4 max into recess x 9'9  
Having wood effect UPVC double glazed window front, radiator.

#### Bedroom three

10'0 x 7'11  
Having wood UPVC double glazed window with a pleasing aspect to rear, exposed wooden flooring.

#### Washroom

This former bathroom/shower room comprises: Wash hand basin with mixer tap over and storage cupboard below, radiator, wood effect UVC double glazed window to front, part tiled to walls, vinyl floor covering, mirror fronted bathroom cabinet, wall mounted pull cord, electric heater, heated towel rail.

#### Separate WC

Having low flush WC, wash hand basin, vinyl floor covering, tiled to walls, wood effect UPVC double glazed window to side.

#### Outside

To the front of the property there is a driveway which provides parking for 2/3 vehicles. gated side access then leads to the property's generous size rear garden having paved area and outside cold tap, three good size timber garden sheds, lawn gardens, inset shrubs, pleasing aspect towards local church. The rear gardens are enclosed by fencing and offer a south westerly facing aspect.

#### 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

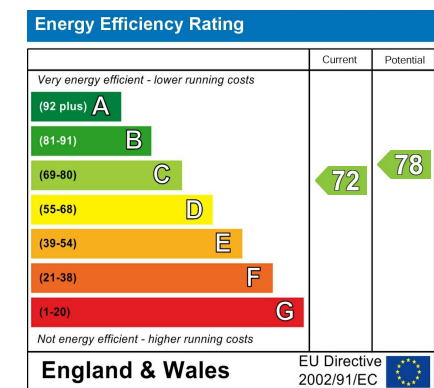
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#### Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



## FLOORPLANS

