HOLLAND BROADBRIDGE

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HOLLAND BROADBRIDGE

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

www.hbshrop.co.uk









Offers In The Region Of £259,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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

Offered for sale with NO UPWARD CHAIN, this is a deceptively spacious, neatly presented and well proportioned three bedroom semi detached house. The property is located within this popular and highly convenient residential location, being with walking distance of good local amenities, the Reabrook nature reserve and Shrewsbury town centre. Commuters will be pleased to know that access is also readily accessible from the property to the local bypass which in turn links up to the M54 motorway network. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, L shaped lounge/diner, UPVC double glazed conservatory, kitchen/breakfast room, first floor landing, three bedrooms, shower room, front and rear gardens, generous paved driveway, large single garage, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

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

Entrance hallway
Having wall light points, wall mounted thermostat control unit, radiator, tiled floor.

Wooden framed glazed door from entrance hallway gives access to:

L shaped lounge/diner
23'6 max x 12'0 max reducing down to x 7'7
Having UPVC double glazed window to front, radiator, attractive fireplace, coving to ceiling.

Sliding door from lounge/diner gives access to:

UPVC double glazed conservatory
9'3 x 8'0
Having UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, polycarbonated roof.

Wooden framed glazed door from lounge/diner gives access to:

Kitchen/breakfast room
15'10 x 10'1 max reducing down to 9'4 min
Having a range of eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, two UPVC double glazed windows to rear, UPVC double glazed door giving access to rear gardens, tiled floor, breakfast bar, radiator, service door to garage, mock beams to ceiling.

From entrance hallway stair rise to:

First floor landing
Having UPVC double glazed window to side, radiator.

Doors from first floor landing the give access to: Three bedrooms and shower room.

Bedroom one
10'10 excluding recess x 9'3
Having wall mounted store cupboard, UPVC double glazed window to rear, radiator, coving to ceiling.

Bedroom two
12'6 x 9'2
Having UPVC double glazed window to front, radiator, coving to ceiling.

Bedroom three
9'6 x 5'11
Having UPVC double glazed window to rear, radiator, wall mounted store cupboard, loft access with pull down ladder,

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Shower room
Having shower cubicle with wall mounyed mixer shower, low flush WC, wall mounted wash hand basin, tiled to walls, wall mounted pull cord electric heater, coving to ceiling, cupboard housing Valliant gas fired central heating boiler.

Outside
To the front of the property there is a lawn garden with inset shrubs and bushes. to the side of this there is a generous paved driveway providing ample off street parking for a number of vehicles and gives access to:

Large single garage
20'1 x 7'7
Having up and over door, fitted power and light.

Rear gardens
The rear gardens comprise: small paved patio area, lawn gardens, raised beds, timber garden shed, The rear gardens are enclosed by fencing and mature hedging.

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

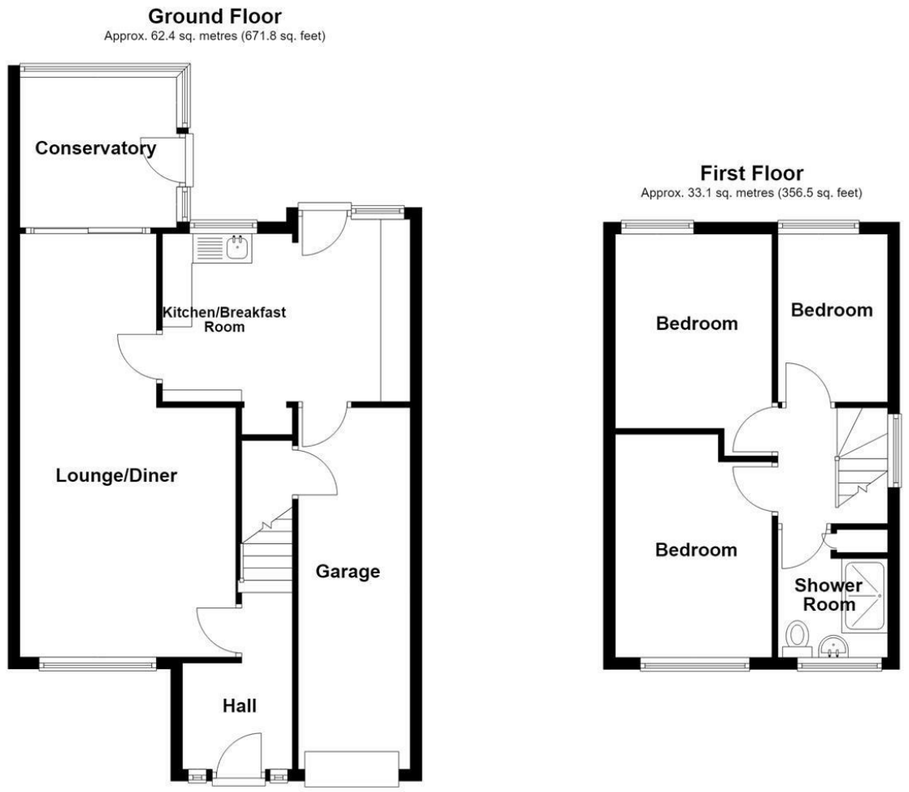
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Total area: approx. 95.5 sq. metres (1028.3 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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