



18 BELVIDERE ROAD

SHREWSBURY | SY2 5LR





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Close to town amenities

AN IMPRESSIVE SEMI DETACHED FAMILY HOME, WHICH HAS BEEN COMPLETELY UPDATED AND IMPROVED THROUGHOUT, OFFERING WELL LAID OUT ACCOMMODATION SET OVER THREE FLOORS.

Improved a extended family home
2 large reception rooms
Private driveway
Home office/studio
Popular location



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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre, proceed over the English Bridge, through Abbey Foregate to the Column roundabout. Take the first exit onto Preston Street and the first left onto Belvidere Avenue. Continue along Belvidere Avenue and turn left at the T Junction. Take the second left into Belvidere Road and the property will be found towards the bottom of the road on the left hand side.

SITUATION

The property is situated in a pleasant and quiet cul-de-sac position, in this popular, sought after and highly desirable residential area, well placed within reach of excellent amenities which including a primary school, doctor's surgery, shops and public house. The property is in close proximity to the town centre with its many fashionable bars and restaurants, boutique style shops, The Theatre Severn, Shrewsbury Railway Station and the Quarry Park and Dingle Gardens. The property is also ideally placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.

PROPERTY

18 Belvidere Road has gone through a detailed and comprehensive renovation, which has produced a stunning 5 bedroom family home of over 2,000 sq ft (including the converted garage) that has been finished to the highest of standards.

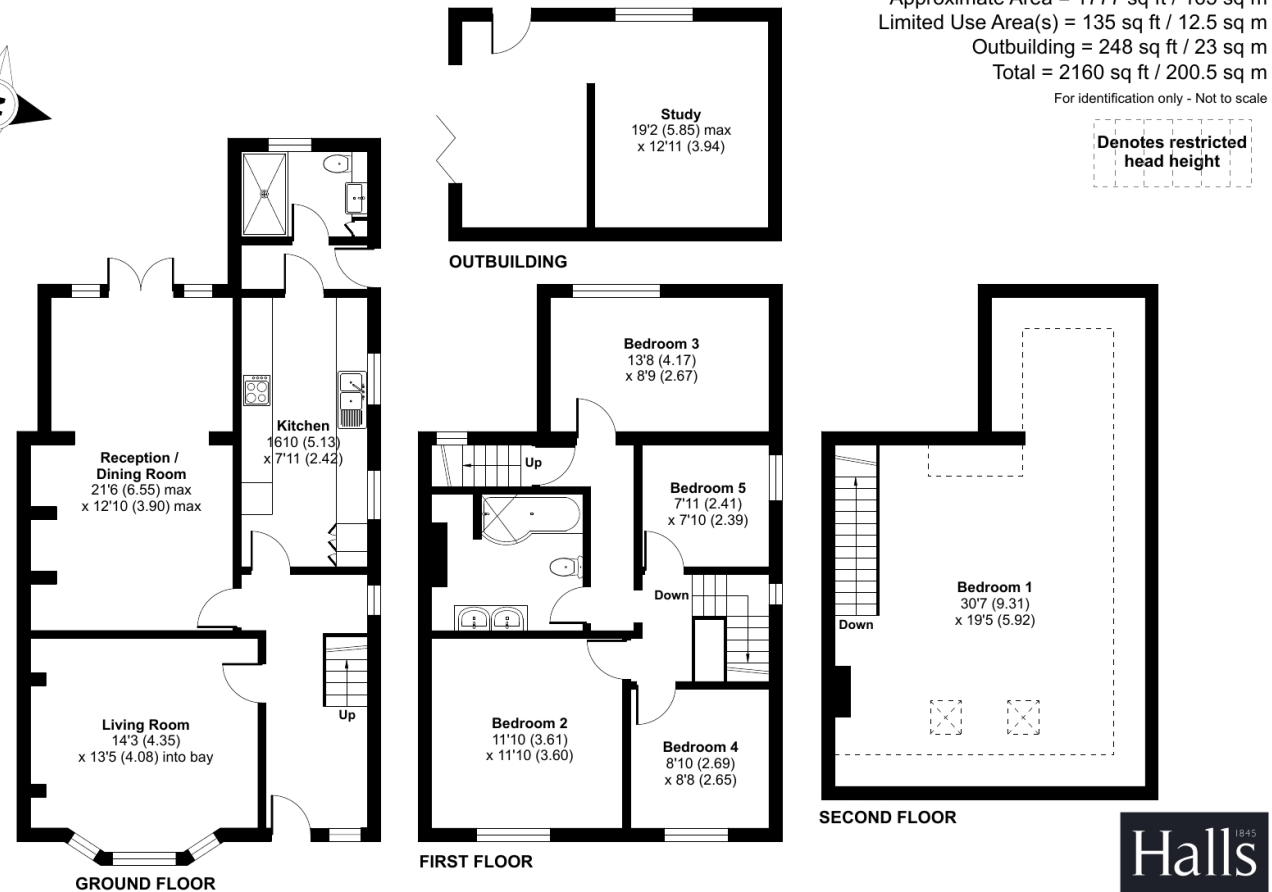
On entering the property there is a reception hall with a waxed and polished solid oak floor and a part oak part glazed contemporary staircase leading to the first floor. An oak door leads through to the front sitting room which has a bay window overlooking the driveway. Beyond is a double reception room with oak floors that offers a family room and dining area with French doors lead from here to the rear gardens.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1304285

The kitchen is superbly appointed with a range of wall and floor contemporary units with high gloss doors and wood worktops, incorporating a range of integrated appliances that include a double oven, microwave, dishwasher, space for an American style fried/freezer, and a double sink with mixer tap. The waxed and polished solid oak floor continues through the kitchen and into the rear lobby where there is plumbing for a washing machine and access to the side of the property.

At the rear of the ground floor is a beautifully finished wet room with a walk-in shower with overhead drench shower and hand held shower, dressing surface with inset wash hand basin with vanity cupboard under, WC and fully tiled walls. At the rear of the ground floor is a beautifully finished wet room with a walk-in shower with overhead drench shower and hand held shower, dressing surface with inset wash hand basin with vanity cupboard under, WC and fully tiled walls.





On the first floor there are 4 bedrooms that are all served by the downstairs wet room and the superbly appointed family bathroom that has an L shaped bath with drench overhead shower and hand held shower, glazed shower screen, twin wash hand basins, WC, tiled floor and fully tiled walls.

On the second floor there is spectacular loft conversion which offers bedroom 5 and has 4 Velux roof lights and exposed brick chimney breast feature.

OUTSIDE

The property is set back and divided from the road by a block paved driveway which provides plenty of parking spaces. The driveway extends to the side and leads to the rear garden where there is a further decorative paved patio and terrace. The garden is neatly kept and easily maintained with artificial lawn. The whole being well enclosed on all sides by well maintained fencing. There are also outside lighting points.

To the back of the garden is the studio (garage conversion) which has bi-fold doors and a further panelled and part glazed door. The studio is fully insulated with underfloor heating and has power, lighting and water. Beyond the studio is a large workshop/storage area.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – C



IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



