





1 Havelock Road, Belle Vue, Shrewsbury, SY3 7ND
Offers In The Region Of £465,000

A rare opportunity to acquire this individually designed detached property located in one of Shrewsbury's most sought after areas, within easy walking distance of the town centre and extensive local amenities. Deceptively spacious well laid out accommodation briefly comprises; entrance vestibule, downstairs WC, entrance hallway, sitting room, dining room, kitchen/breakfast room, and conservatory. Upstairs there are three large double bedrooms and a huge family bathroom. The property has off-road parking for two vehicles and an attached garage with a utility area to one end that can be accessed from the house. The gardens run to a good size and offer a high degree of privacy. Mains gas central heating and double glazing to most windows complete this highly desirable property. Early inspection is recommended.



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ACCOMMODATION COMPRISING:**ARCHED OPEN ENTRANCE PORCH**

6'10" x 5'0" (2.08 x 1.52)

With outside light and herringbone tiled flooring leading to glazed and wooden front door with matching side screen to:

ENTRANCE VESTIBULE

6'6" x 4'2" (1.98 x 1.27)

With Quarry tile flooring, central light point, door to:

DOWNSTAIRS WC

With coloured suite comprising WC and vanity wash hand basin set into laminate worktop storage cupboards under and tile splash above. Feature circular single glazed wooden framed opaque glass windows to the side, further matching window to the front.

From entrance vestibule, glazed and wooden door leads to:

CENTRAL HALLWAY

11'7" x 6'0" (3.53 x 1.83)

With radiator, power, and lighting points, door to useful understairs storage cupboard, service door to garage.

Entrance hall gives access to:

SITTING ROOM

14'10" x 13'3" (4.52 x 4.04)

With stone stone-built fireplace set into chimney breast and raised hearth, alcoves to either side, one with range of built-in shelving, two double radiators, central light point, coving to ceiling, power, and lighting points.

Large sliding patio doors lead to:

CONSERVATORY

11'2" x 10'3" (3.4 x 3.12)

With wood effect laminate flooring, wall mounted electric convector heater, power, and lighting points. Double French doors lead to gardens.

From sitting room, glazed and wooden double communicating doors lead to:

DINING ROOM

11'2" x 11'0" (3.4 x 3.35)

With radiator, central light point, coving to ceiling, double glazed window overlooking gardens to the rear. Service door to:

KITCHEN

12'10" x 11'1" (3.91 x 3.38)

With range of units comprising stainless steel sink unit set into marble effect worksurfaces extending to three wall sections with range of cupboards and drawers under and tile splash above, built-in four ring electric hob with extractor hood above, built-in electric oven set into housing with storage cupboards above and below, (appliances not tested) range of eye level cupboards, space and plumbing set for dishwasher, space for larder fridge, ceramic tile flooring, radiator, power and lighting points, double glazed window to the front. Glazed and wooden service door to the side, communicating door back to the central hallway.

From central hallway, stairs with half landing with a large feature double glazed window to the side lead to a spacious and light landing area.

LANDING AREA

8'0" x 6'8" (2.44 x 2.03)

With access to roof space, with a fitted loft ladder. The gas fired boiler supplying domestic hot water and central heating is situated in the loft. Landing gives access to bedroom accommodation comprising:

BEDROOM ONE (REAR)

14'10" x 11'9" (4.52 x 3.58)

With double radiator, power, and lighting points, large double glazed window enjoying lovely outlooks over private gardens to the rear.

BEDROOM TWO (REAR)

14'0" x 11'0" (4.27 x 3.35)

With double radiator, power, and lighting points, range of built-in wardrobes comprising, two doubles with central dressing table and range of eye level cupboards above, and large double glazed window enjoying lovely outlooks over private gardens to the rear.

BEDROOM THREE (REAR)

14'7" x 15'0" max (4.44 x 4.57 max)

With radiator, power, and lighting points, double door to two sets of built-in wardrobes providing hanging space and shelving. Access to further useful eaves storage space, large double glazed dormer window to the front.

FAMILY BATHROOM

11'2" x 9'3" (3.4 x 2.82)

Fitted with modern white suite comprising one large walk-in, fully tiled shower with glazed side screen and fitted shower, panel bath with tiled surround, pedestal wash basin, WC, radiator, central light point, double glazed opaque glass window to the front.

OUTSIDE FRONT

The property is approached off Havelock Road onto a brick paved forecourt providing off-road parking for two cars, with large shrubberies set to either side. Wrought iron gates on both sides of the property give access to the rear of the property. The right hand side has a covered area giving access to the kitchen service door with outside light and outside water tap.

REAR GARDENS

The conservatory leads out onto a large, paved sun patio with central flower bed, flanked to either side by further flower bed with lawns extending. A paved pathway extends down one side of the garden with shrubbery set to one side giving access to a timber garden store. Further rose bed adjacent. Gardens run to a good size and are enclosed by a variety of mature hedging.

GARAGE

18'10" x 10'0" (5.74 x 3.05)

With metal up and over door, concrete floor, power, and lighting points, worktop with plumbing and space for automatic washing machine and tumble dryer situated to the end of the garage, service door back into the central hallway.

DIRECTIONS:

From Shrewsbury town centre go out over the English Bridge. Get in the right-hand lane and following the gyratory system back under the arches take the next turning onto Coleham Head. At the mini roundabout take the first turning off and continue on up the Belle Vue Road past the Holy Trinity Church taking the third turning onto Havelock Road No1 is situated after a short distance on the left-hand side indicated by the for sale sign.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 15 Mbps & Superfast 1000 Mbps. Mobile Service: Limited/ Likely. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

Agents Note

Please note this property has now been cleared of all furniture.

Floor Plan
(not to scale - for identification purposes only)

Ground Floor
Approx. 93.0 sq. metres (1001.2 sq. feet)



First Floor
Approx. 66.3 sq. metres (713.8 sq. feet)



Total area: approx. 159.3 sq. metres (1715.0 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Local Authority: Shropshire County Council

Council Tax Band: D

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

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Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.