



47 Hillside Drive, Belvidere, Shrewsbury, Shropshire, SY2 5LW

£450,000

Welcome to 47 Hillside Drive, Belvidere. An exceptional property which offers a perfect blend of style, comfort, and functionality, making it an ideal home for a growing family. With its high-quality finishes and modern design, this home provides the perfect setting for contemporary living. The stunning accommodation comprises of: Entrance Hall, Living Room, Sitting Room, Modern Kitchen/Dining Room, Utility Room, WC, 4 bedrooms, En-suite and Family bathroom, Storage area, Driveway, Private rear garden. Viewing highly recommended.



47 Hillside Drive, Belvidere, Shrewsbury, Shropshire, SY2 5LW Ref: 4842

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Hall 6' 7" x 3' 10" (2.01m x 1.17m)

Composite, frosted panelled glazed entrance door, Herringbone flooring, radiator, door to living room

Living Room 17' 9" x 13' 4" (5.41m x 4.06m)

Herringbone flooring, x2 radiators, DG window facing front aspect

Sitting Room 12' 8" x 8' 6" (3.86m x 2.59m)

Herringbone flooring, DG panelled door leading to side access of property, wood burner

Kitchen/Dining Room 11' 9" x 15' 10" (3.58m x 4.82m)

Tiled floor, high gloss floor and wall mounted kitchen units, quartz worktop, wall mounted double oven, bowl and half stainless steel sink unit with tap and quartz drainer, 4 ring gas hob, electric extractor hood, DG window facing rear garden, DG patio doors leading onto rear garden, door to utility.

Utility Room 5' 6" x 5' 9" (1.68m x 1.75m)

Tiled flooring, quartz worktop, stainless steel sink unit, UPVC DG door leading to rear garden, door to WC

WC 5' 9" x 2' 11" (1.75m x 0.89m)

Tiled floor, part tiled surround, WC, Hand basin, Radiator

First Floor Landing 13' 0" x 6' 3" (3.96m x 1.90m)

Carpeted, access to loft which is boarded.

Bedroom 1 13' 6" x 11' 5" (4.11m x 3.48m)

Carpeted, x2 DG windows facing front aspect, radiator, built in double wardrobe with sliding doors, door to en-suite.

En-Suite 8' 6" x 3' 10" (2.59m x 1.17m)

Fully tiled, wall mounted radiator, large shower with glass sliding door, WC, hand basin, extractor fan.

Bedroom 2 11' 2" x 8' 11" (3.40m x 2.72m)

Carpeted, DG window facing rear garden, radiator

Bedroom 3 11' 2" x 9' 5" (3.40m x 2.87m)

Carpeted, radiator, DG window facing front aspect

Bedroom 4 9' 0" x 7' 3" (2.74m x 2.21m)

Carpeted, DG window facing rear aspect, radiator

Bathroom 5' 8" x 6' 1" (1.73m x 1.85m)

3 piece bathroom suite including, WC, hand basin, bath with electric shower above, frosted DG window, tiled surround, radiator, extractor fan

Rear Garden

Mostly laid to lawn bordered by shrubbery beds, patio and stone area providing space for outdoor dining, further outdoor dining area to rear of property, fencing boundaries to either side of garden, slabbed pathway leading to front of property

External - Front

Block paved driveway with lawn areas. stoned and slabbed pathway leading to gate giving access to rear garden. Electric charging point for car.

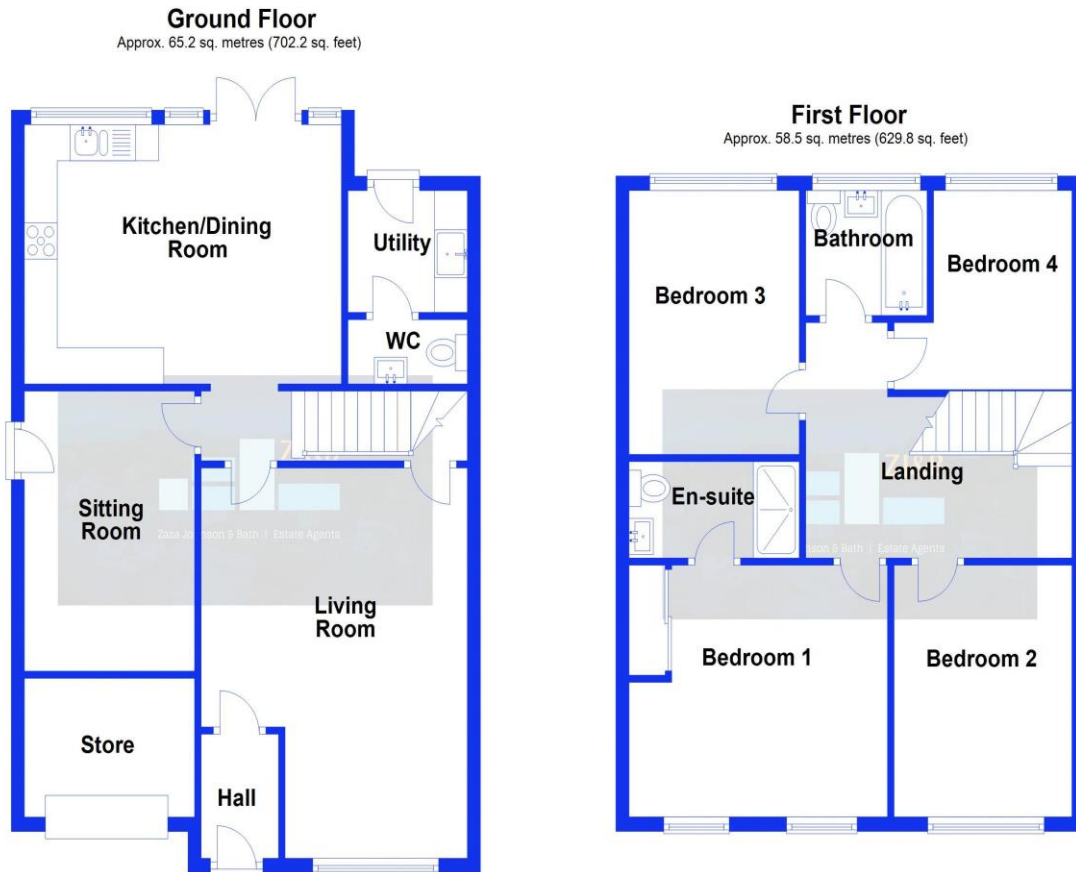
Agent's Note

The vendor is a relative of a member of staff at Zaza Johnson & Bath.

Council Tax Band E

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.
Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

24/05/2024, 12:59

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

Energy performance certificate (EPC)

47, Hillside Drive DREWFOLLY ST2 5LW	Energy rating B	Valid until 27 October 2028
		Certificate number 8936-7130-4259-8898-2926

Property type	Detached house
Total floor area	109 square metres

Rules on letting this property

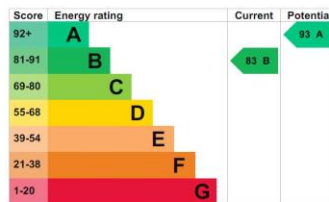
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/energy-performance-certificate-property-minimum-energy-efficiency-standards-and-exemptions>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/8936-7130-4259-8898-2926>

1/5



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage