



150 Crowmere Road, Belvidere, Shrewsbury, Shropshire, SY2 5JZ

Auction Guide Price £149,000

A spacious 3 bedroom semi detached house in need of general modernisation throughout.

Located in Belvidere with many local amenities on the doors step and within catchment for good primary and senior schools.

The spacious accommodation provides Entrance Hall, good size Living/Dining Room, Kitchen, 1 single and 2 double Bedrooms, Bathroom, plenty of storage. Rear Garden, Driveway providing ample parking for several cars. GCH, DG



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

Accommodation comprises

uPVC double glazed entrance door with side window.

Entrance Hall 6' 10" x 6' 2" (2.08m x 1.88m)
Carpet, radiator, staircase leading to First Floor Landing.

Living/Dining Room 17' 11" x 16' 9" (5.46m x 5.10m)
Carpet, under stairs storage cupboard, 2 double glazed windows overlooking rear garden, further double glazed window to the front, 2 double radiators, working coal effect gas fire with marble effect surround.

Large Kitchen 18' 3" x 7' 8" (5.56m x 2.34m)
Part carpet and part vinyl flooring, fitted range of units with laminate worktops, inset 1 1/2 bowl sink unit, double glazed window to the side, electric oven and 4 ring gas hob with filter hood over, double glazed window and double glazed patio doors to the side.

First Floor Landing 7' 8" x 9' 5" (2.34m x 2.87m)
Carpeted staircase, built in storage cupboard one housing recently installed gas combination central heating boiler.

Bedroom 1 12' 1" x 10' 11" (3.68m x 3.32m)
Carpet, radiator, double glazed window to the side, over stairs storage.

Bedroom 2 10' 0" x 10' 3" (3.05m x 3.12m)
Carpet, radiator, double glazed window to the front.

Bedroom 3 7' 8" x 10' 3" (2.34m x 3.12m)
Carpet, radiator, double glazed window to the rear overlooking garden, built in double wardrobe with storage above.

Bathroom 7' 10" x 5' 10" (2.39m x 1.78m)
Fitted with 3 piece suite including wash basin set to vanity unit with storage beneath, WC, bath with mixer shower over, fully tiled walls, double glazed window, radiator.

Rear Garden

Relatively private garden with good size area of lawn enclosed by brick wall and fencing. Space at the rear of the garden for a shed. Pathway leads to the side of the property with gated access to the front.

External - Front

Approached over a slabbed and tarmac driveway providing ample parking, enclosed by hedging, fencing and brick wall to the front with gated access.

Council Tax Band C

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.

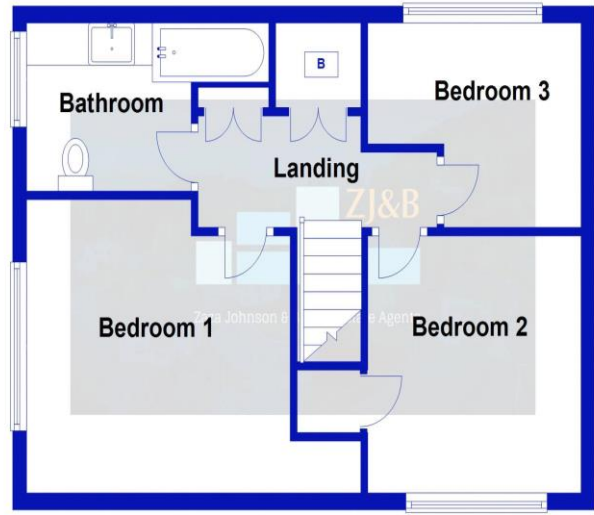
Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Agent's Notes: UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of &#pound;5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated). Special Conditions
Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

Ground Floor



First Floor



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.
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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

150, Crowmere Road Shrewsbury SY2 5JZ	Energy rating D	Valid until: 20 June 2028
		Certificate number: 2108-7056-4296-4738-3994

Property type	Semi-detached house
Total floor area	84 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/government/guidance/energy-ratings-for-rental-properties) (<https://www.gov.uk/government/guidance/energy-ratings-for-rental-properties>).

Energy rating and score

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

[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/2108-7056-4296-4738-3994>



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