



**Zaza Johnson & Bath**  
Estate Agents

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## **38 Belvidere Road, Belvidere, Shrewsbury, Shropshire, SY2 5LU**

**£475,000**

Viewing is essential to appreciate this tastefully enlarged, upgraded 4-bedroom detached family house. The impressive accommodation includes Generous Entrance Hall, Living Room Opening Through To A Fantastic Family/Dining Room With Bi Folds Into Gardens, Large Stylish Kitchen/Breakfast Room, Spacious Utility Room, WC. 4 Large Bedrooms, 4 Piece Family Bathroom And En-suite Shower Room. Large Well-Presented Gardens With Home Office/Garden Room. GCH (New Boiler January 2024), DG, Garage. Greatly Sought After After Locality Within Walking Distance Of Schools And Amenities And 3 Minutes' Drive From M54. No Upward Chain.



## 38 Belvidere Road, Belvidere, Shrewsbury, Shropshire, SY2 5LU

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

Leaded glazed entrance door.

#### Entrance Hall 16' 6" x 10' 2" (5.03m x 3.10m)

A beautiful entrance to the property with oak flooring and feature spindle and newel style staircase leading to First Floor Landing, radiator, large walk in storage cupboard, under stairs storage cupboard, double glazed window to the front.

#### Living Room 16' 5" x 11' 10" (5.00m x 3.60m)

Oak flooring, fireplace recess with cast iron glass fronted wood burner inset, radiator. Wide opening to

#### Excellent Family/Dining Room 25' 7" x 8' 8" (7.79m x 2.64m)

Again, oak flooring, double glazed bi-folding doors opening onto rear garden, 2 double glazed skylights provide additional natural lighting, 2 radiators.

#### Kitchen/Breakfast Room 22' 7" x 8' 2" (6.88m x 2.49m)

Beautifully refitted with an excellent range of units with wooden work tops, inset 1 1/2 bowl sink unit and drainer, breakfast bar. Integrated dishwasher, fridge, freestanding Leisure range cooker with steel canopy. Tiled splash surrounds, tiled flooring, designer radiator, double glazed window to the front.

#### Utility Room 10' 3" x 9' 2" (3.12m x 2.79m)

Fitted with range of units with wood effect work tops, inset sink unit, double glazed window and door to the rear.

#### Cloakroom/WC

Fitted with WC, wash basin, extractor, radiator, tiled flooring. Door to Integral Garage.

#### Garage 18' 4" x 10' 6" (5.58m x 3.20m)

Electric roller shutter door, wall mounted Worcester gas fired central heating boiler replaced in January 2024.

### First Floor Landing

#### Bedroom 1 13' 10" x 10' 3" (4.21m x 3.12m)

Radiator, double glazed window overlooking attractive rear garden, range of fitted wardrobes with central sliding doors leading to

### En Suite Shower Room

Fitted with large tiled shower cubicle, wash basin with cupboard beneath, WC, tiled walls, double glazed window, extractor, heated towel rail.

#### Bedroom 2 12' 11" x 10' 4" (3.93m x 3.15m)

Radiator, double glazed window overlooking rear garden, range of fitted wardrobes.

#### Bedroom 3 11' 7" x 10' 4" (3.53m x 3.15m)

Radiator, double glazed window overlooking rear garden, large double wardrobe.

#### Bedroom 4 8' 10" x 8' 1" (2.69m x 2.46m)

Radiator, double glazed window to the front.

### Main Bathroom

Refitted with 4 piece suite including double ended bath, tiled walk in shower cubicle, wash basin, WC, extensive tiling, mirror fronted bathroom cabinets, double glazed window to the front.

### Outside

The property enjoys a pressed concrete driveway to the front providing ample parking for a number of vehicles and access to the garage. There is a low hedge to the front and gated access to the side.

### Rear Garden

Approached onto a large Indian paved patio with raised pond to one corner, raised beds and borders. The majority of the garden is laid to 2 main areas of lawn with intersecting pathway and 2 further patios. The garden is well enclosed and provides an excellent degree of privacy.

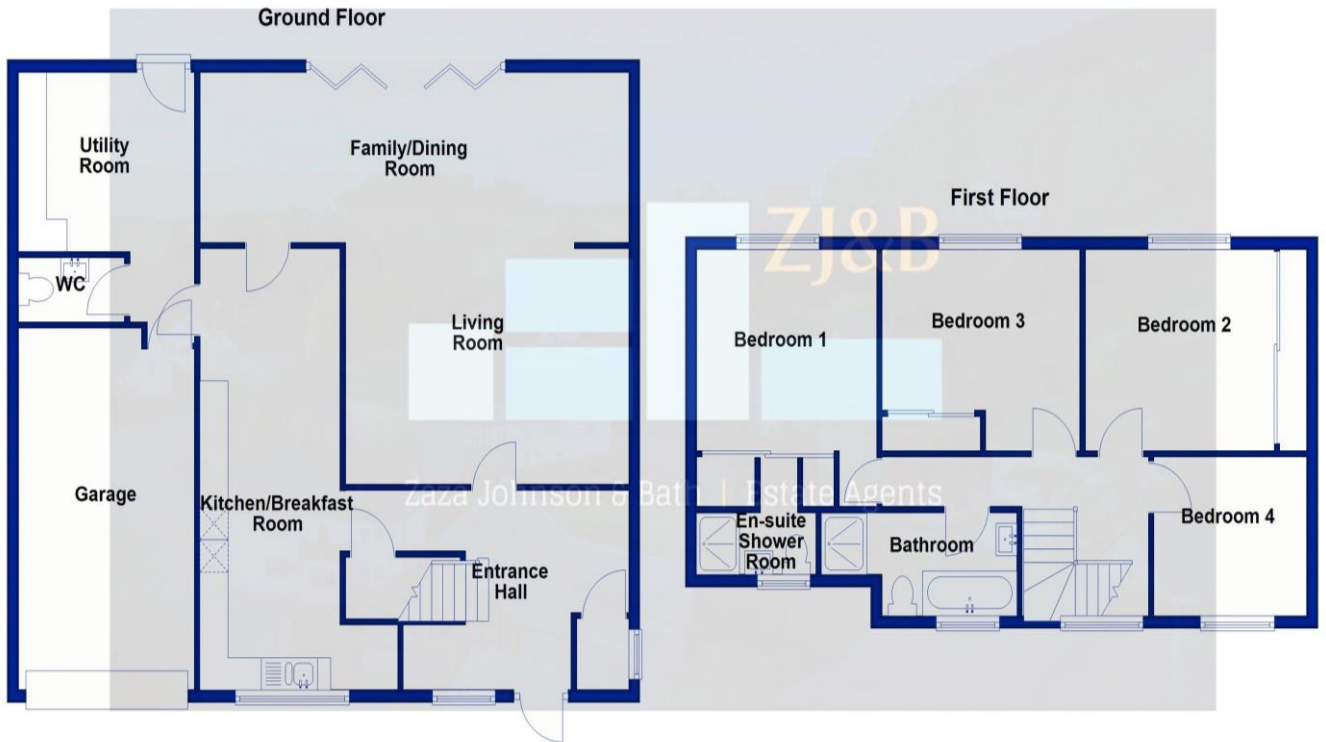
#### Garden Office/Garden Room 13' 9" x 11' 10" (4.19m x 3.60m)

Wall mounted electric fire, windows, wifi, power and lighting points, wood effect flooring.

### 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**



## FLOOR PLANS FOR GUIDANCE ONLY

12/02/2025, 12:03

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

English | [Cymraeg](#)

### Energy performance certificate (EPC)

|   |                           |   |
|---|---------------------------|---|
| 32 Seaford Road<br>SANDWICH<br>SW10 8JJ | Energy rating<br><b>C</b> | Valid until: 30 August 2034<br>Certificate number: 0320-2820-5480-2474-4181 |
|---|---------------------------|---|

Property type: Detached house

Total floor area: 141 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/minimum-energy-efficiency-standards-and-exemptions) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-and-exemptions>).

#### Energy rating and score

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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/0320-2820-5480-2474-4181>

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### 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**