



**Zaza Johnson & Bath**  
Estate Agents

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## **5 Patricia Drive, Belvidere, Shrewsbury, Shropshire, SY2 5YU**

**£375,000**

A spacious and very well presented detached family house, located in a quiet cul-de-sac within a popular area of town. Accommodation provides: Hall, Cloakroom/WC, Spacious Living Room, Dining Room, Large Fitted Kitchen/Breakfast Room, 3 Good Sized Bedrooms, bathroom, GCH, DG, Attractive Rear Garden, Wide Driveway And Garage.



## 5 Patricia Drive, Belvidere, Shrewsbury, Shropshire, SY2 5YU

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

Double glazed entrance door.

### Entrance Hall

Wood style laminate flooring, radiator.

### Cloakroom/WC

Fitted with contemporary 2 piece suite including wash basin and WC, radiator, double glazed window to the front.

### Living Room 17' 2" x 14' 9" (5.23m x 4.49m)

A lovely spacious room with Adams style fireplace with coal effect gas fire inset, wood style laminate flooring, double radiator, double glazed window enjoys open aspect to the front, staircase leads to First Floor Landing.

### Dining Room 10' 3" x 8' 9" (3.12m x 2.66m)

Wood style laminate flooring, radiator, double glazed French doors lead onto attractive rear garden.

### Kitchen/Breakfast Room 17' 5" x 12' 10" (5.30m x 3.91m) max

Tiled flooring, fitted with excellent range of units with laminated work tops, inset 1 1/2 bowl sink unit, tiled surround to work areas, integrated Bosch induction hob, electric double oven, fridge, freezer and dishwasher, glass fronted display cabinets, wall mounted Vailant gas central heating boiler, 2 double glazed windows overlook well maintained rear garden, double glazed door to the side.

### First Floor Landing

Double glazed side window, radiator, access to roof space via loft ladder.

### Bedroom 1 13' 3" x 9' 11" (4.04m x 3.02m)

Large double glazed window to the front, radiator, fitted wardrobes with mirror fronted sliding doors.

### Bedroom 3 12' 0" x 9' 6" (3.65m x 2.89m)

Radiator, range of fitted wardrobes with mirror fronted sliding doors, double glazed window overlooking well maintained rear garden.

### Bedroom 3 8' 9" x 7' 5" (2.66m x 2.26m)

Radiator, double glazed window overlooking rear garden.

### Bathroom

Fitted with white 3 piece suite providing 'P' shape bath with shower unit over, wash basin and WC, fully tiled walls, heated towel rail, large built in storage cupboard.

### Outside - Front

Approached over a wide tarmacadam driveway with brick edging. The front garden is laid to lawn, gated pathway leads to the rear garden.

### Garage 17' 4" x 8' 4" (5.28m x 2.54m)

Up and over door, power and lighting.

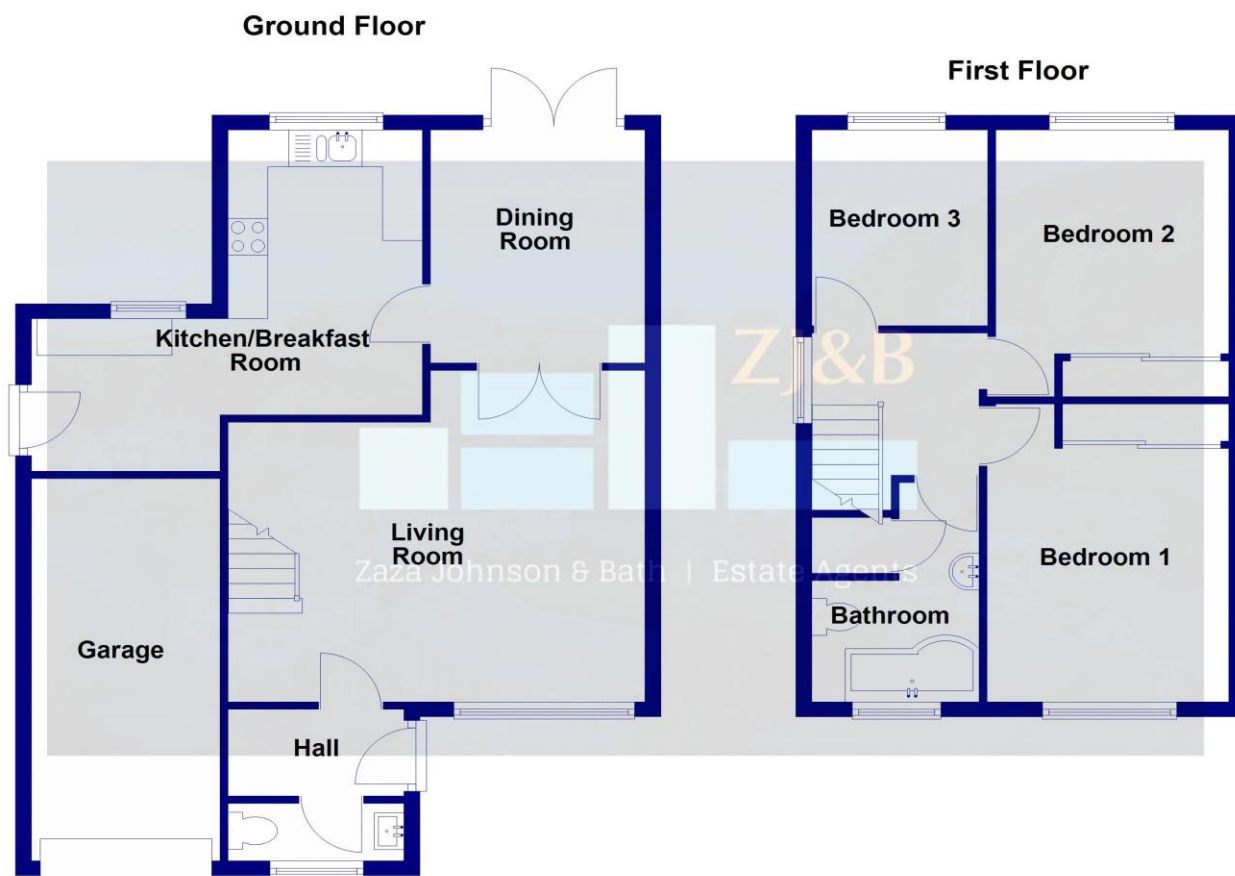
### Rear Garden

An attractive rear, garden approached onto a paved patio with lawn beyond, deep well stocked beds and borders, paved sun terrace to one corner, cold water tap and the garden is enclosed by timber fencing with concrete posts.

### Council Tax Band D

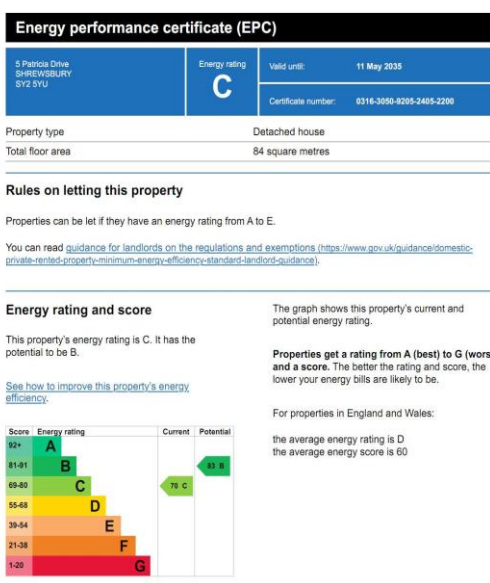
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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



**5 Patricia Drive, Shrewsbury**

**FLOOR PLANS FOR GUIDANCE ONLY**







### **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**