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Estate Agents

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26 Northwood Road, Belvidere, Shrewsbury, Shropshire, SY2 5LH

£395,000

Viewing is a must to appreciate the location and space within this fantastic detached house. Enjoying a prime corner plot, accommodation provides: Hall, WC, extended Living Room (20'1x17'1), extended Kitchen/Sitting/Dining Room (23'3x12'3), Attractive Sun Room, Utility Room. Upstairs there are 2 enormous double Bedrooms, further Bedroom and 4 piece Bathroom. GCH, DG, excellent Driveway & Garage. Attractive well stocked gardens. Highly sought after location.



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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

Double glazed entrance door.

Hall

Radiator, staircase leads to First Floor Landing.

Downstairs WC

Fitted with wash basin and WC, double glazed front window.

Living Room 20' 1" x 17' 1" (6.12m x 5.20m)

An extended room with solid oak flooring, ornate fire surround with marble style inlay and hearth and coal effect gas fire inset, 2 radiators, double glazed bow window to the front.

Extended Kitchen/Sitting/Dining Room 23' 3" x 12' 3" (7.08m x 3.73m)

The Kitchen Area is fitted with a good range of cream fronted units with solid wood work tops and inset 1 1/2 bowl sink unit, integrated double oven and 5 ring gas hob, radiator, tiled flooring, understairs pantry, double glazed window overlooking the garden, door to Utility Room. The Sitting/Dining Area is carpeted, ornamental fireplace with decorative tiling, double glazed sliding patio doors.

Conservatory 14' 0" x 8' 2" (4.26m x 2.49m)

Pitched roof, tiled flooring, wall heater, double glazed windows and French doors leading to rear garden.

Utility Room

Tiled flooring, laminated work top, wall mounted Worcester gas fired central heating boiler (replace 2024), door to rear garden.

First Floor Landing

Double glazed side window, access to roof space.

Bedroom 1 17' 0" x 12' 6" (5.18m x 3.81m)

Large, extended room with double glazed window enjoying open aspect, radiator, fitted wardrobes with mirror fronted sliding doors to one wall.

Bedroom 2 13' 4" x 11' 0" (4.06m x 3.35m)

An other extended room. Radiator, range of fitted wardrobes with mirror fronted sliding doors, double glazed window enjoying open front aspect.

Bedroom 3 9' 5" x 6' 1" (2.87m x 1.85m)

Radiator, double glazed window to the rear.

Bathroom 8' 8" x 7' 5" (2.64m x 2.26m)

Fitted with 4 piece white suite providing bath, corner shower cubicle, wash basin and WC, extensive tiled wall areas, heated towel rail, double glazed window to the front, built-in shelved cupboard.

Outside - Front

The property is approached over a tarmac driveway providing parking for several cars and access to Garage.

Garage 17' 0" x 8' 5" (5.18m x 2.56m)

Electric roller door, hot and cold water, power and lighting.

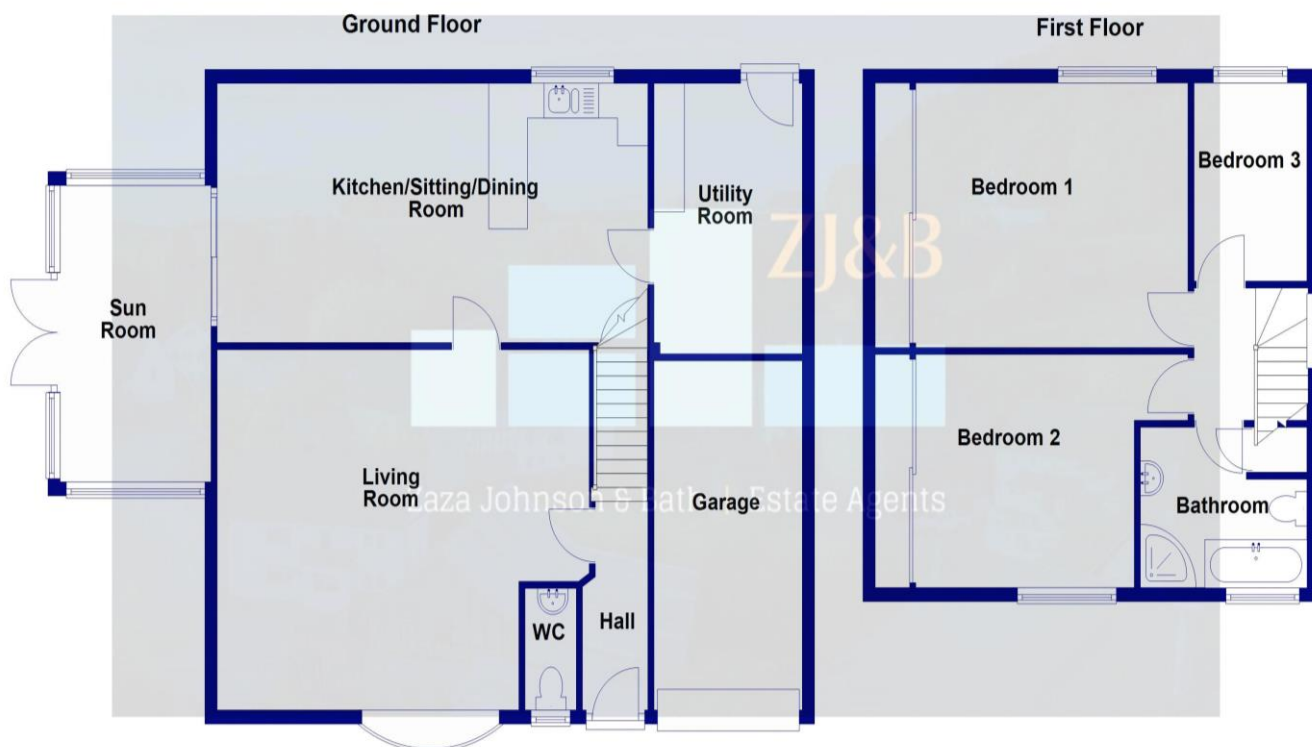
Rear Garden

A particular feature of the property providing excellent privacy. The garden has 2 areas, approached from the Sun Room onto an extensive paved patio with pergola, raised artificial lawn with shrub borders around, trees including Magnolia to one corner with ornamental pool, large timber shed with power. The patio sweep around to the side with a useful Covered Store Area with power and lighting beyond which is a further patio, artificial lawn and small raised vegetable bed. Porch with access door to Utility Room. The garden is enclosed by high level timber fencing.

Council Tax Band D

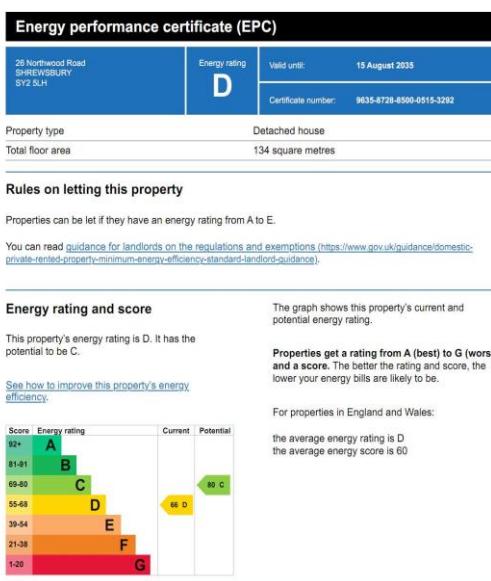
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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



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FLOOR PLANS FOR GUIDANCE ONLY





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