



## 57 Highfields, Belvidere, Shrewsbury, Shropshire, SY2 5PH

**£300,000**

This particularly well located and presented 3 bedroom semi detached bungalow will be sure to attract attention. Offered with no upward chain, the accommodation includes: Entrance Hall, Generous Living Room, Attractively Fitted Kitchen/Dining Room, 3 Large Bedrooms, Conservatory, Modern Shower Room, GCH, DG, Excellent Driveway Parking, Garage, Extremely Private Garden. We Recommend Arranging An Early Viewing.



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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

Canopied porch, uPVC double glazed entrance door.

### Entrance Hall

Cloaks cupboard.

**Living Room** 18' 8" x 12' 9" (5.69m x 3.88m)  
max

Polished wood fire surround with marble style inlay and hearth, coal effect gas fire inset, radiator, large double glazed window to the front. Door to Inner Hall.

**Kitchen/Dining Room** 15' 1"max x 8' 9" (4.59m x 2.66m)

Attractively fitted with contemporary units to 3 wall areas, laminated work tops, inset 1 1/2 bowl sink, tiled splash, pull out larder unit. Integrated appliances include fridge/freezer, electric oven, 4 ring gas hob with filter hood above, space for further appliances. Radiator, double glazed front and side windows, wall mounted Worcester gas fired central heating boiler, double glazed door to the side.

### Inner Hall

Large built in shelved storage cupboard, access to roof space.

**Bedroom 1** 14' 5" x 9' 9" (4.39m x 2.97m)

Radiator, double glazed window overlooking private rear garden, double built in wardrobe.

**Bedroom 2** 11' 10" x 8' 7" (3.60m x 2.61m)

Radiator, double glazed window to the rear. Door to Conservatory.

**Bedroom 3** 8' 9" x 7' 9" (2.66m x 2.36m)

Radiator, built in wardrobe, double glazed window to the side.

### Shower Room

Fitted with contemporary white suite including fully tiled shower cubicle with electric shower unit, wash basin with vanity cupboard beneath, WC, heated towel rail, double glazed side window.

**Conservatory** 9' 9" x 8' 2" (2.97m x 2.49m)

Of brick and uPVC double glazed construction, French door leads to rear garden.

### Outside - Front

The front garden is laid to lawn with shrub borders. Driveway extends through double gated providing further parking and access to Garage.

### Rear Garden

Approached onto a paved patio with central pathway with lawn to the left hand side and further paved patio to the right hand side. Trellis with gate leads through to a secret garden with paved patios, raised rockery and greenhouse. The garden is enclosed by close boarded timber fencing.

### Concrete Sectional Garage

Side door and up and over door.

### 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**

## Ground 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

## FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

### Energy performance certificate (EPC)

57, Highfields Semi-detached 912 SPN	Energy rating <b>C</b>	Valid until: 28 March 2027
		Certificate number: 8953-7827-5466-1475-7822

Property type: Semi-detached bungalow

Total floor area: 74 square metres

#### Rules on letting this property

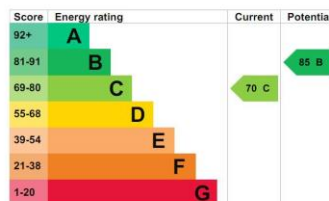
Properties can be let if they have an energy rating from A to E.

[You can read guidance for landlords on the regulations and exemptions rules \(www.gov.uk/government/guidance/energy-efficiency-standards-for-landlords\)](#)

#### 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](#)



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



### **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**