



























Important Notice - please read carefully
All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act

Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice

- 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
- 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of
- 3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



28 Northwood Road, Belvidere, Shrewsbury, Shropshire,

www.hbshrop.co.uk









Offers In The Region Of £249,995

Viewing: strictly by appointment through the agent

Holland Broadbridge

5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**

e: sales@hbshrop.co.uk



Occupying an lovely secluded end of cul-de-sac position, this is a well presented, improved and well proportioned three bedroom semi-detached property. The property is within reach of excellent and local schooling and well pleased for easy access to the Shrewsbury town centre. This property is being offered for sale with no upward chain and early viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, attractive re-fitted kitchen/diner, UPVC double glazed lean to, laundry room, first floor landing, three bedrooms, re-fitted shower room, generous driveway and garage, attractive rear enclosed gardens pleasing cul-de-sac position, popular residential location NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with upvc double glazed window to side gives access to:

Having radiator, wall mounted heating control panel.

Door from hallway gives access to:

Lounge

Having UPVC double glazed window to front, stone effect gas fire, coving to ceiling, radiator.

Wooden framed glazed door from lounge gives access to:

Attractive kitchen / diner

15'4" x 9'2"

Dining area

Having UPVC double glazed French Doors giving access to rear garden with UPVC double glazed window to side, radiator, telephone point, wood effect flooring.

Kitchen area

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset 11/2 sink drainer with mixer tap over, integrated double, four ring gas hob with stainless steel cooker canopy over, integrated dishwasher, glass display cabinet, UPVC double glazed window to rear, integrated fridge freezer, wood effect flooring.

Wooden glazed door from kitchen / diner gives access to:

Upvc double glazed lean-to:

9'7" x 4'7"

Having brick base, a range of upvc double glazed window, polycarbonate roof, UPVC double glazed door giving access to rear garden.

Wooden framed glazed door from lean-to gives access to:

Laundry room

8'0" x 5'2"

Having space for appliances, eye level and base units, fitted worktop, free standing washing machine, tiled splash surround, access to understairs storage, radiator, service door to garage.

From hallway stairs rise to:

Having UPVC double glazed window to side, loft access. From first floor landing doors give access to all bedrooms and re-fitted shower

Bedroom one

12'7" x 9'2"

Having fitted bedroom furniture including wardrobes, chest of drawers, UPVC double glazed window to rear, radiator, television aerial point.

Bedroom two

10'10" x 9'2"

Having UPVC double glazed window to front, radiator, television aerial point

Bedroom three

6'9" x 6'0'

Having UPVC double glazed window to rear, radiator.

Re-fitted shower room

Comprising of a three piece suite having, tiled corner shower cubicle with mixer shower over, pedestal wash hand basin, low flush wc. part tiled to walls, UPVC double glazed window to front, vinyl floor covering, radiator, cupboard housing Combi gas fired central heating boiler.

Outside

To the front of the property there is a brick edged tarmacadam driveway which gives access to the property's garage. To the rear of the property there is an attractive garden having paved patio areas, paved pathway lawn garden, raised beds with shrubs and bushes, feature garden pond, The rear gardens are enclosed by fencing and mature hedging.

Garage

Having electrically operated up and over door, fitted worktop and storage cupboards.

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor, Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

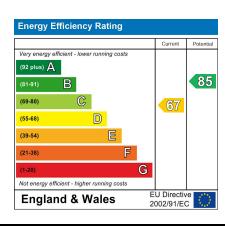
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOORPLANS



Ground Floor

