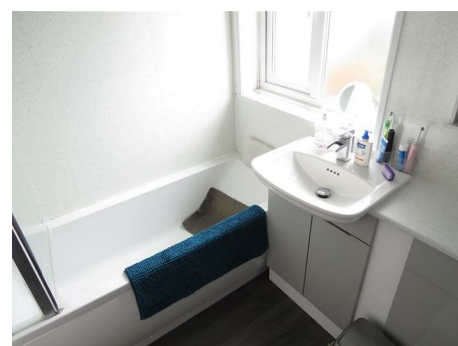


17 Caradoc Crescent, Belvidere, Shrewsbury, Shropshire,
SY2 5RG

www.hbshrop.co.uk



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 that:

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Offers In The Region Of £195,000

Viewing: strictly by appointment
through the agent

A spacious and well proportioned three bedroom semi-detached house, occupying a pleasing position within this favored residential location. The property is close to local amenities, schooling and is well placed to the Shrewsbury town centre and local bypass. This property will appeal to many prospective purchasers and a viewing is recommended by the selling agent. The accommodation briefly comprises the following: Reception hallway, lounge, separate dining room, modern re-fitted kitchen, laundry room, cloakroom, first floor landing, three bedrooms, re-fitted bathroom, front and rear enclosed gardens, driveway, large garage, upvc double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Upvc double glazed entrance door gives access to:

Porch

Having tiled floor, upvc double glazed window. Door to:

Hallway

Having radiator. Doorway from hallway gives access to:

Lounge

13'10 x 12'2

Having upvc double glazed window to front, radiator, modern electric fire. Double doors from lounge give access to:

Dining room

10'3 x 8'7

Having upvc double glazed window, radiator. Doorway from dining room and door from hallway gives access to:

Kitchen

10'4 x 8'6

Having modern eye level and base units with built-in cupboards and drawers, integrated oven with combination oven above, four ring induction hob, integrated washing machine, fitted worktops with inset sink and drainer unit with mixer tap over, upvc double glazed window to rear. From kitchen door gives access to:

Laundry room

17'5 x 11'3

Having eye level and base units with fitted worktops, tiled floor. Two service doors to garage. Door from laundry room gives access to:

Cloakroom

Having low flush WC, wash hand basin.

Door from garage

Gives access to:

Upvc double glazed conservatory

10'11 x 7'10

Having upvc double glazed windows, upvc double glazed giving access to the rear gardens.

From hallway stairs rise to:

First floor landing

With doors giving access to three bedrooms and bathroom.

Bedroom one

12'2 x 10'

Having fitted wardrobes, radiator, upvc double glazed window to front.

Bedroom two

13'6 x 8'9

Having upvc double glazed window to rear, radiator.

Bedroom three

9'2 x 8'6

Having upvc double glazed window to front, wood effect laminate flooring.

Re-fitted bathroom

Having a modern three piece suite comprising: Bath with shower over, wash hand basin, low flush WC, upvc double glazed window to rear.

Outside - Front garden

To the front of the property there is a lawned garden with mature shrubs and bushes. To the side of this there is a driveway which gives access to:

Large garage

24'5 x 10'2

Outside - Rear garden

The rear gardens of the property comprise: Small paved patio with pathway, lawned garden with mature shrubs and bushes, timber garden shed. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

Council Tax Band A

As taken from the Gov.uk website we are advised the property is in Band A - again we would recommend this is verified during pre-contract enquiries.

Tenure

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).

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

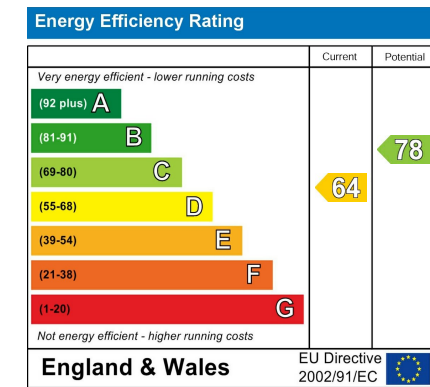
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a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

Disclaimer

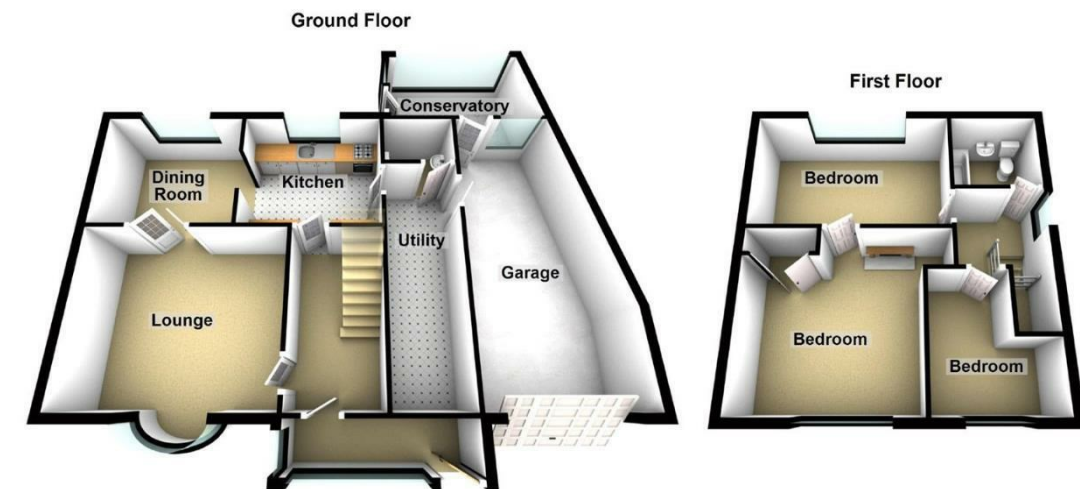
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanIt.