



14 Cornelia Crescent, Belvidere, Shrewsbury, Shropshire, SY2 5LZ

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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:

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.
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**Offers In The Region Of £295,000**

Viewing: strictly by appointment through the agent

Occupying a lovely quiet position with a private rear enclosed garden, this is a well maintained two double bedroom detached bungalow being offered for sale with NO UPWARD CHAIN. The bungalow is situated within this desirable residential location just a short distance to a variety of excellent local amenities, primary and secondary schools and the Shrewsbury town centre.

The accommodation briefly comprises of the following: Entrance hall, lounge/dining room, kitchen, two well proportioned bedrooms, bathroom, tarmacadam driveway which extended to side of the bungalow with carport, front and rear enclosed gardens, gas fired central heating, sealed unit double glazing. Viewing is recommended. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Side entrance door gives access to:

**Entrance porch**

From entrance porch door gives access to:

**Hallway**

Having radiator, loft access.

From hallway door gives access to:

**Lounge/diner**

16'11 x 11'11 max

Having sealed unit double glazed bay window overlooking rear garden, further sealed unit double glazed window to side, radiator, coving to ceiling, gas coal effect living flame fire with stone surround and raised quarry tiled hearth, TV aerial point, Telephone point.

Door from lounge/diner gives access to:

**Kitchen**

10'10 x 8'10

Having a range of replaced eye level and base units with built -in cupboards and drawers, fitted worktop with inset stainless steel sink drainer unit with taps, breakfast bar, space and plumbing for washing machine, space cooker, space for fridge, radiator, louvered door leading to built in pantry, Worcester gas fired central heating boiler, door gives access to side of driveway.

From hallway door gives access to: Two bedrooms and bathroom

**Bedroom one**

12'2 x 12'0

Having sealed unit double glazed window to front, radiator, coving to ceiling, Telephone point ( subject to BT regulations),

**Bedroom two**

9'11 x 8'1

Having sealed unit double glazed window to front,

radiator, coving to ceiling, double built in wardrobe with hanging rail and shelving.

**Bathroom**

And comprises: panel bath with mixer tap over and shower attachment, pedestal wash hand basin, low flush WC (SPACE FOR ELECTRIC SHOWER\*), fully tiled around bath and wash hand basin, wall mounted heater, radiator, window to side, useful built in store cupboard, built in airing cupboard with slated shelving.

\* Triton topaz T100i electric shower above bath - NOT WORKING.

**Outside**

The property is approached via long tarmacadam driveway which extends to the side of the property with carport. The front garden is laid to lawn with flower, shrubs and rose border, double wrought iron gates to side, outside light, further wrought iron gate from driveway leads to an:

**Attractive enclosed rear garden**

Having a raised paved sun terrace, steps leading down to pathway flanked either side by lawn, flowers and shrubs borders, three useful timber garden sheds, compost area, outside light, outside cold water tap. The rear gardens are enclosed by mature hedging.

**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 C**

**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).

**Referral fee disclaimer**

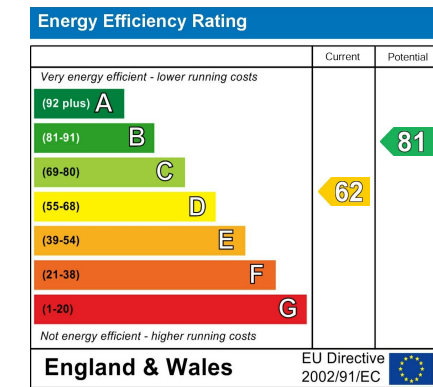
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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**

