

36 St. James Road, Belvidere Paddocks, Shrewsbury,
Shropshire, SY2 5YJ

www.hbshrop.co.uk



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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 £365,000

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN, this is a spacious and well maintained four bedroom detached house. The property is located within this highly desirable residential location, within walking distance of good local amenities, highly regarded schooling and is well-placed for easy access to the Shrewsbury town centre (under 2.5 miles away) and has easy access to the local by-pass which then links up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, L shaped lounge /diner, UPVC double glazed conservatory, re-fitted kitchen, first floor landing, four bedrooms, bathroom, front and attractive rear enclosed gardens, driveway, garage, UPVC double glazing, gas fired central heating, sought after residential location. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Storm porch with PVC door with UPVC double glazed windows to side gives access to:

Reception hallway

Having under-stairs storage cupboard, radiator, coving to ceiling.

From reception hallway door gives access to:

Cloakroom

Having low flush WC, wash hand basin with mixer tap over and storage cupboards / drawers below, radiator, tiled effect flooring, UPVC double glazed window to front, coving to ceiling.

Door from reception hallway gives access to:

L shaped lounge / diner

20'8 x 16'8 max

Having UPVC double glazed windows to front and rear, two radiators, coving to ceiling, wall light points, coal effect gas fire set to a marble style hearth with timber mantel above.

Double glazed sliding door from lounge / diner gives access to:

UPVC double glazed conservatory

14'9 x 9'1

Having brick base, range of UPVC double glazed windows overlooking the attractive rear gardens, polycarbonated roof, fitted ceiling fan and built-in light, tiled floor, UPVC double glazed French doors giving access to rear gardens.

Doors from lounge / diner and reception hallway gives access to:

Re-fitted kitchen

10'9 x 7'10

Having a range of replaced eye level and base units with built-in cupboards and drawers, integrated double oven, four ring gas hob with cooker canopy over, integrated fridge, tiled floor. tiled splash surrounds, fitted worktops with inset ceramic 1 1/2 sink drainer unit with mixer tap over, wall mounted gas fired central heating boiler, UPVC double glazed window to rear, coving and recessed spotlights to ceiling, walk-in pantry style store cupboard.

From reception hallway stairs rise to:

First floor landing

Having loft access, airing cupboard with hot water tank cylinder unit.

Doors then give access to: Four bedrooms and bathroom.

Bedroom one

12'1 x 10'3

Having a range of fitted bedroom furniture which includes: Wardrobes, dressing table, eye level storage cupboards, corner display unit, radiator, UPVC double glazed window to front.

Bedroom two

10'7 x 9'7

Having UPVC double glazed window to front, built-in wardrobe, radiator.

Bedroom three

10'11 x 7'10

Having UPVC double glazed window to rear, radiator, coving to ceiling, fitted wardrobe with storage drawers below.

Bedroom four

8'4 x 7'11

Having UPVC double glazed window to rear, fitted double wardrobe with storage drawers below, radiator, coving to ceiling.

Bathroom

Having a three piece suite which comprises: Panel bath with drench shower over and handheld shower attachment off, WC with hidden cistern, pedestal wash hand basin, tiled effect flooring, fully tiled to walls, UPVC double glazed window to rear.

Outside

To the front of the property there is a lawn garden with driveway to side providing ample off street parking. A part glazed pedestrian door gives access to a covered side lobby. From the driveway access is then given to:

Garage

15'6 x 8'7

Currently partitioned into two section having fitted power and light, glazed door to rear.

Rear gardens

The rear gardens are an attractive feature to the property and comprise: Paved patio with outside cold tap, raised beds with inset shrubs, plants and bushes, lawn gardens, glazed greenhouse, 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 D

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

