

38 Belvidere Road, Belvidere, Shrewsbury, Shropshire,
SY2 5LU

www.hbshrop.co.uk



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Offers In The Region Of £485,000

Viewing: strictly by appointment through the agent

Having extended, improved, spacious and well presented living accommodation throughout, this is an appealing four bedroom detached house occupying a pleasing position within this sought after residential location. The property is within close proximity to local schooling, good amenities, the Shrewsbury town centre and local by pass which 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, lounge, spacious family/dining room with bi-fold doors, re-fitted kitchen/breakfast room, utility room, cloakroom, first floor landing, master bedroom with ensuite shower room, three further bedrooms, re-fitted family bathroom, generous driveway, good size single garage with electrically operated roller door, landscaped rear enclosed gardens with summerhouse./ home office, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Leaded glazed wooden entrance door gives access to:

Reception hallway

Having oak wooden flooring, radiator, UPVC double glazed window to front, under-stairs storage cupboard plus walk-in linen store cupboard with UPVC double glazed window.

Door from reception hallway gives access to:

Lounge

16'5 x 11'11

Having oak wooden flooring, recessed spotlights to ceiling, wood burning stove, radiator.

Arch from reception hallway gives access to:

Re-fitted kitchen/breakfast room

22'7 x 8'0

Having modern eye level an dbase units with built-in cupboards and drawers, integrated dishwasher, fridge, free standing range style cooker with stainless steel cooker canopy over, tiled splash surrounds, fitted wooden worktops with inset 1 1/2 sink with mixer tap over, tiled floor, UPVC double glazed window to front, breakfast bar, contemporary wall hung radiator, recessed spotlights to ceiling.

Wooden framed glazed door from kitchen/breakfast room and large square arch from lounge gives access to:

Dining / family room

25'7 x 8'7

Having oak wooden flooring, sealed unit double glazed wooden framed bi folding doors giving access to rear gardens, two Velux roof windows, two radiators, recessed spotlights to ceiling, TV aerial point.

Door from kitchen/breakfast room gives access to:

Utility room

13'10 max reducing down to 9'2 min x 10'2 max

Having eye level and base units with built-in cupboards, fitted wooden style worktops with inset stainless steel sink with mixer tap over, tiled splash surrounds. tiled floor, space for appliances, UPVC double glazed window to rear, UPVC double glazes door giving access to rear gardens, recessed spotlights to ceiling, service door to garage.

Door from utility room gives access to:

Cloakroom

Having low flush WC, wall hung wash hand basin, extractor fan, recessed spotlights to ceiling, radiator, tiled floor.

From reception hallway a bespoke staircase gives access to:

First floor landing

Having UPVC double glazed window to front, loft access.

Panel doors then lead to: Four bedrooms and re-fitted bathroom.

Bedroom one

10'9 x 10'6 excluding wardrobe recess

Having UPVC double glazed window to rear, radiator, recessed spotlights to ceiling, fitted wardrobes with centralised part mirror fronted double doors which give access to:

Ensuite shower room

Having large tiled shower cubicle, wash hand basin with mixer tap over and storage cupboard below, low flush WC, fully tiled to walls, UPVC double glazed window to front, recessed spotlights and extractor fan to ceiling, wall mounted heated chrome style towel rail.

Bedroom two

11'0 x 10'3

Having UPVC double glazed window to rear, radiator, large part mirror fronted built-in wardrobe.

Bedroom three

11'7 x 8'4 excluding wardrobe recess

Having UPVC double glazed window to rear, radiator, large mirror fronted wardrobe.

Bedroom four

8'10 x 8'1

Having UPVC double glazed window to front, radiator.

Re-fitted family bathroom

Having a four piece suite comprising: Double ended panel bath, walk-in tiled shower cubicle, low flush WC< pedestal wash hand basin, part tiled to walls, mirror fronted bathroom cabinet, UPVC double glazed window to front, recessed spotlights to ceiling.

Outside

To the front of the property there is a large driveway providing ample off street parking for a number of vehicles with low rise hedging screening the pedestrian pathway. From the driveway access is then given to:

Large single garage

18'3 x 10'6

Having electrically operated roller door, wall mounted gas fired central heating boiler, fitted power and light.

Gated side access then leads to the side of the property and then in turn gives access to the property's:

Landscaped rear gardens

Having a coloured Indian paved patio/sun terrace with feature garden pond, raised beds with inset shrubs, pathway then leads to in between two lawn garden areas which leads to two further paved patios and:

Summer house / home office

13'9 x 11'10

Having wall mounted electric fire, glazed windows, recessed spotlights to ceiling, wood effect flooring, fitted power and light and internet point. The rear gardens are enclosed.

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.

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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

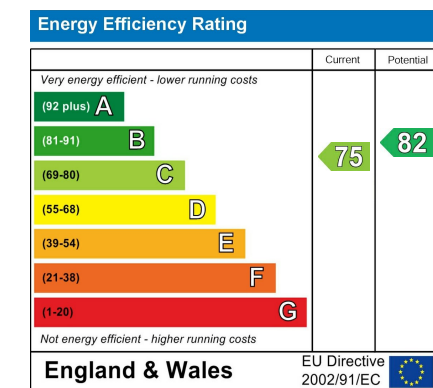
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

