

14 Reabrook Avenue, Belle Vue, Shrewsbury, Shropshire,
SY3 7QA

www.hbshrop.co.uk



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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 £249,995

Viewing: strictly by appointment through the agent

Being offered For Sale with NO UPWARD CHAIN, this is an extended, well presented and cherished three bedroom semi detached house. The property is located within this desirable residential location, within close proximity of excellent amenities, the Reabrook Nature Reserve and the Shrewsbury Town Centre. Access to the local bypass is readily accessible which then links up to the M54 motorway network. This property will be of interest to a number of buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch, hallway, L shaped lounge, extended L shaped kitchen/diner, first floor landing, three bedrooms, bathroom, front and generous size well established rear enclosed gardens, driveway, garage UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Wooden framed glazed entrance door with sealed unit double glazed windows to side gives access to:

Entrance porch

Having cupboard housing gas meter, electricity meter and consumer unit.

Wooden framed glazed door then gives access to:

Hallway

Having radiator.

Door from hallway then gives access to:

L shaped lounge

19'9 max x 12'3 max

Having coal effect gas fire set to a marble style hearth and decorative fire surround (this is where the gas back boiler is housed), radiator, UPVC double glazed window to front, coving to ceiling.

Door from lounge gives access to:

Extended L shaped kitchen/diner

16'6 x 14'11

The kitchen area comprises: Eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, space for appliances, glass display cabinet, vinyl tiled effect floor covering, tiled splash surrounds, two UPVC double glazed windows to rear, part glazed service door to garage, shelved pantry style storage cupboard. The dining area comprises: UPVC double glazed sliding patio door giving access to rear gardens, radiator.

From hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access.

Doors then give access to: Three bedrooms and bathroom.

Bedroom one

10'2 x 9'2

Having UPVC double glazed window to front, radiator.

Bedroom two

11'7 x 9'2

Having UPVC double glazed window to rear, radiator.

Bedroom three

8'5 x 6'0

Having UPVC double glazed window to rear, fitted wardrobe.

Bathroom

Having a three piece coloured suite comprising: Panel bath with electric shoer over, pedestal wash hand basin, low flush WC, airing cupboard, tiled floor, radiator, UPVC double glazed window to front.

Outside

To the front of the property there is a brick paved driveway. To the side of this there is a lawn garden with mature shrubs and bushes. From the driveway access is then given to:

Garage

22'10 x 8'1

Having twin part glazed timber double doors to front, glazed window to rear with glazed door giving access to rear gardens.

Rear gardens

The rear gardens are a pleasing feature of the property being generous in size having paved sun terrace, lawn gardens, paved pathway, timber garden shed, glazed greenhouse, a variety of mature shrubs, plants and bushes. 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.

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

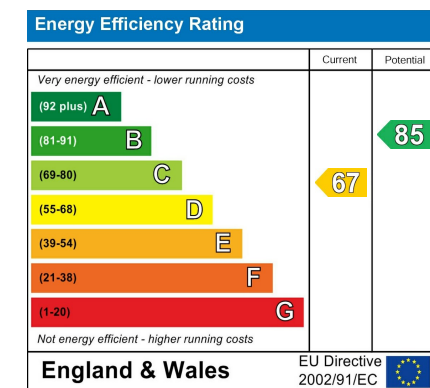
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

