



11 Central Drive, Belle Vue, Shrewsbury, Shropshire, SY3 7HQ

[www.hbshrop.co.uk](http://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:

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 £220,000**

Viewing: strictly by appointment through the agent



Offered For Sale with NO UPWARD CHAIN, this is a spacious and particularly well proportioned three bedroom end of terrace house, which requires general modernisation/improvement allowing any potential purchasers to improve the property in their own particular style. The property is situated within this highly popular residential location, within close proximity of excellent amenities, highly regarded schooling, tranquil riverside walks leading to the Quarry Park and onto the medieval town centre of Shrewsbury. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance porch, hallway, lounge/diner, kitchen/breakfast room, side lobby, ground floor bathroom, separate WC, first floor landing, three bedrooms, brick paved driveway, carport, rear enclosed gardens, part double glazing, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Entrance porch**

Having UPVC double glazed windows.

Wooden framed glazed door gives access to:

**Hallway**

Having understairs storage cupboard, dado rail, coving to ceiling.

Door from hallway gives access to:

**Lounge/diner**

17'11 x 10'11

Having double glazed window to front, double glazed French doors giving access to rear gardens, coving to ceiling.

Door from hallway gives access to:

**Kitchen/breakfast room**

13'8 max reducing down to 10'6 min x 6'10

Having eye level and base unit, Belfast sink, two double glazed windows, space for appliances.

Door from kitchen/breakfast room give access to:

**Side lobby**

Having tiled floor, UPVC double glazed door giving access to side of property.

Doorway from side lobby gives access to:

**Brick built shelved walk-in store**

Door also gives access to:

**WC**

Having high flush WC.

Door from kitchen/breakfast door gives access to:

**Ground floor bathroom**

Having bath, wash hand basin, linen store cupboard, double glazed window.

From hallway stairs rise to:

**First floor landing**

Having double glazed window to front, loft access, dado rail.

Doors from first floor landing then give access to: Three bedrooms

**Bedroom one**

14'11 max x 10'9 max

Having double glazed window to rear.

**Bedroom two**

11'5 x 7'7

Having two glazed windows.

**Bedroom three**

9'11 x 6'11

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

**Outside**

To the front of the property there is a generous size brick paved driveway with timber double doors giving access to carport. Access is then given to the property's:

**Rear gardens**

Having lawn garden, apple tree, small paved area. 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 B**

**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			
(39-54) E			
(21-38) F		14	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**FLOORPLANS**

