

46 Portland Crescent, Belvidere, Shrewsbury, Shropshire,  
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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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Having extended, improved and well presented living accommodation throughout, this is an appealing two double bedroom detached bungalow occupying a particularly generous size plot. The bungalow is situated in this highly desirable residential location and is on a bus route into Shrewsbury town centre and within close proximity to local amenities. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Storm porch, entrance hallway, extended lounge/diner, contemporary refitted kitchen, two bedrooms, refitted shower room, front and generous sized rear enclosed gardens, generous driveway, former detached sectional garage currently separated into two sections which provides a variety of uses, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Storm porch with part glazed wooden entrance door with secondary double glazed window to side gives access to:

#### **Entrance hallway**

Having store cupboard, loft access, coving to ceiling, radiator.

Door from entrance hallway gives access to:

#### **Extended Lounge/Diner**

20'10 x 11'11 max

Having UPVC double glazed windows to rear with UPVC double glazed door giving access to rear gardens, decorative tiled fire surround with slate style mantel, radiator, coving to ceiling.

Door from lounge/diner gives access to:

#### **Contemporary refitted kitchen**

9'9 x 7'2

Having a contemporary eye level and base units, stylish fitted worktops, integrated oven, four ring electric hob, integrated microwave and fridge, shelved pantry, vinyl floor covering, UPVC double glazed window to rear, UPVC double glazed door giving access to side of property, tiled splash surrounds, coving to ceiling.

From entrance hallway doors give access to two double bedrooms and refitted shower room.

#### **Bedroom One**

12'1 x 11'11

Having UPVC double glazed window to front, radiator, coving to ceiling.

#### **Bedroom Two**

9'9 x 8'0

Having UPVC double glazed window to front, radiator, large built-in double wardrobe and coving to ceiling.

#### **Refitted shower room**

Having a walk-in shower, contemporary glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit and mixer tap over, wood effect flooring, UPVC double glazed window to side of property, shaver point, radiator, coving to ceiling.

#### **Outside**

To the front of the property there is a neatly kept lawned garden with a variety of shrubs, low maintenance stoned sections and paved pathway. To the side of this there is a stoned and paved driveway providing ample off street parking for a number of vehicles.

From the driveway gated access then leads to a useful covered area with polycarbonated roof. Access is then given to a:

#### **Detached former sectional garage**

The vendor currently have this former garage sectioned off into two areas making it a very useful space.

Gated access between the house and garage leads to the property's:

#### **Well maintained rear gardens**

Having paved patio areas, outside cold tap and lighting point, slated stoned sections, shaped lawn gardens, raised beds, low maintenance section and array of mature shrubs, plants and bushes. 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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## **FLOORPLANS**

