

43 Hill Crescent, Belle Vue, Shrewsbury, Shropshire, SY3
7RW

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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £425,000

Viewing: strictly by appointment
through the agent

Replacement double glazed entrance door with UPVC double glazed window to side gives access to:

Reception hallway

Having wood effect flooring, large under stairs storage cupboard plus cloaks store cupboard to side, wall hung contemporary radiator, wall mounted thermostat control unit.

Door from reception hallway gives access to:

Sitting room

11'10 x 10'2

Having UPVC double glazed window to front, coal effect gas fire with set to a tiled hearth with decorative fire surround, radiator, two wall light points.

Door from reception hallway gives access to:

Lounge

14'11 x 11'11

Having period style fireplace with decorative fire surrounds, radiator, wall light points.

Wooden framed glazed doors from lounge and door from reception hallway gives access to:

Impressive L shaped kitchen/diner/family room

20'85 max x 20'4

The kitchen area comprises: Modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, integrated dishwasher, space for American style fridge freezer, wall hung stainless steel cooker canopy, engineered oak flooring, recessed spotlights to ceiling, two UPVC double glazed windows.

The dining/family area comprises: Double glazed bi folding doors giving access to rear gardens, feature wood burning stove, two radiators, recessed spotlights and Velux roof windows, engineered oak wooden flooring.

Door from kitchen/diner/family room gives access to:

Hobbies room

14'10 x 8'11

Having engineered oak flooring, radiator, double glazed bi-folding doors giving access to rear gardens.

Door from kitchen/diner/family room gives access to:

Shower room

Having walk-in shower cubicle with drench shower over, WC with hidden cistern, wash hand basin set to vanity unit with mixer tap over, part tiled to walls, tiled floor, heated chrome style towel rail, extractor fan and recessed spotlights to ceiling.

Door from kitchen/diner/family room gives access to:

Laundry room

7'3 x 5'8

Having modern eye level and base units, space for washing machine, cupboard housing gas fired central heating boiler, radiator, tiled floor, double glazed door giving access to front of property.

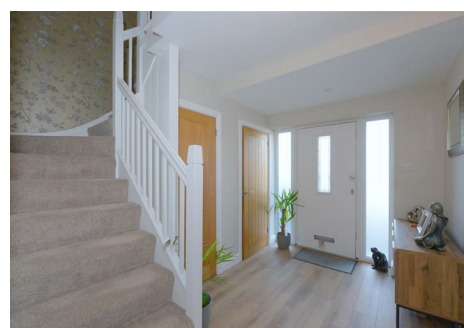
From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to front, radiator, linen store cupboard housing pressurised water system.

Doors from first floor landing then give access to: Three good size bedrooms and refitted bathroom.





Bedroom one

15'0 x 12'0

Having UPVC double glazed window overlooking the property's rear gardens, radiator.

Bedroom two

11'10 x 10'2

Having UPVC double glazed window to front, radiator.

Bedroom three

10'0 x 7'0 excluding recess

Having UPVC double glazed window overlooking the property's rear garden, radiator.

Refitted bathroom

Having a modern three piece suite comprising: Timber style panel bath with drench shower over plus hand-held shower attachment off, contemporary glazed shower screen to side, wall hung wash hand basin with mixer tap over and built-in storage drawers below, WC with hidden cistern, wood effect flooring, UPVC double glazed window to side, recessed spotlights and extractor fan to ceiling, heated towel rail.

Outside

To the front of the property there is a good size brick edge tarmac driveway providing parking for three vehicles. From the driveway a paved pathway leads to a useful side covered area with outside cold tap.

Rear gardens

The rear gardens offer a southerly facing aspect and have been landscaped to provide easy maintenance and comprise: a stylish paved patio area, paved steps then lead to a further paved sun terrace with artificial lawn garden. At the end of the garden there is a home office with adjoining store.

Home office

13'3 x 7'9

Adjoining store

9'10 x 7'10

Having fitted store cupboards and worktops. 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 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.

