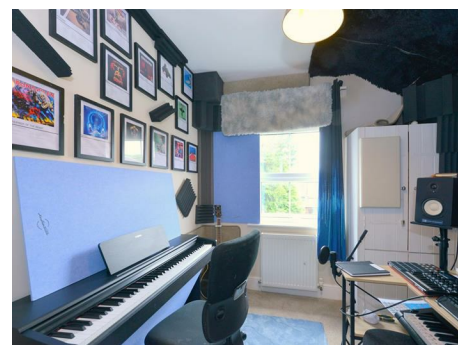
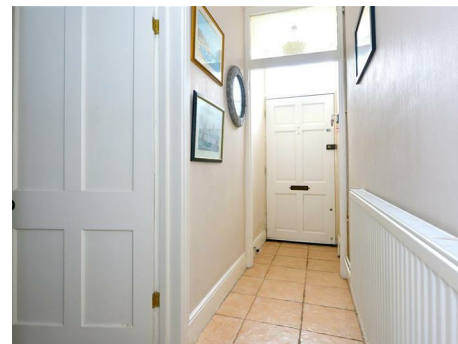


8 Spa Street, Belle Vue, Shrewsbury, Shropshire, SY3 7PU

www.hbshrop.co.uk



Offers Over £260,000

Viewing: strictly by appointment through the agent



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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

An attractive, improved and deceptively spacious period three bedroom mid-terrace house. The property is located within this desirable residential location, within close proximity to excellent amenities and within walking distance of tranquil riverside walks leading to Quarry Park and the medieval town centre of Shrewsbury. This property will appeal to many buyers and early viewing is recommended by the agent.

The accommodation briefly comprises: Entrance hallway, lounge with wood burning stove, separate dining room with wood burning stove, re-fitted kitchen, first floor landing, three bedrooms, re-fitted bathroom, low maintenance front garden, landscaped good size rear enclosed garden, extensive upvc double glazing, gas fired central heating, and full fibre is available up to 900 speed.

The accommodation in great detail comprises:

Wooden entrance door with glazed window above gives access to:

Entrance hallway

Having tiled floor and radiator.

Paneled door from entrance hallway gives access to:

Lounge

11'7 x 10'3

Having upvc double glazed window to front, radiator, feature wooden burning stove with timber mantel above.

Paneled door from entrance hallway gives access to:

Dining room

11'5 x 10'5

Having glazed sash window to rear, tiled floor, feature wood burning stove with timber mantle set to an exposed brick hearth, base storage cupboard, fitted display shelving and useful under stairs shelved storage cupboard / pantry.

Doorway from dining room gives access to:

Re-fitted kitchen

8'9 x 7'9

Having replaced eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, two upvc double glazed windows, upvc doubled glazed door giving access to rear of property, tiled floor, wall mounted cooker canopy and space for appliances.

From entrance hallway stairs rise to:

First floor landing

Having loft access with pulldown ladder, leading to a generous sized loft space providing excellent storage space and over stairs linen store cupboard. Paneled doors from first floor landing then give access to three bedrooms and re-fitted bathroom.

Bedroom one

13'7 max ' 11'8 max reducing down to 8'4 minimum

Having upvc double glazed window to front and radiator.

Bedroom two

9'0 x 7'11

Having upvc double glazed window to rear and radiator.

Bedroom three

8'4 x 7'11 max

Having upvc double glazed window to rear and radiator.

Re-fitted bathroom

Bath will wall mounted electric shower over, pedestal wash hand basin, low flush wc, part tiled to walls, wall mounted heated chrome style towel rail, wood effect flooring and extractor fan to ceiling.

Outside

To the front of the property there is a pleasing low maintenance enclosed Indian sandstone paved forecourt, with brick paved pathway giving access to front door. To the rear of the property there is a good sized landscaped rear garden comprising: Indian sandstone paved patio with outside cold water tap and electrical points, Indian sandstone paved pathway boarded by lawned garden and barked raised beds, paved sun terrace, timber garden shed. The rear garden is 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 B

As taken from the Gov.uk website we are advised the [property is Band B - again we would recommend this is verified during pre-contract enquiries.

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	65	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

