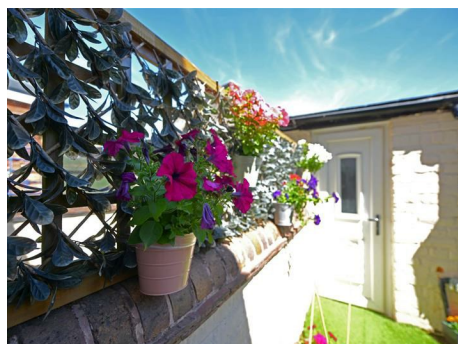


14 Brougham Square, off Trinity Street, Belle Vue,  
Shrewsbury, Shropshire, SY3 7PE

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



**Offers In The Region Of £169,995**

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, three storey period two double bedroom townhouse, occupying a pleasing and particularly secluded position within this highly favoured residential location. Belle Vue is within walking distance of excellent local amenities, tranquil riverside walks leading to the medieval town centre of Shrewsbury. This property will appeal to many buyers and viewing is recommended by the agent.

The accommodation briefly comprises: Lounge, modern re-fitted kitchen / breakfast room, first floor landing having double bedroom and modern re-fitted bathroom, attractive second floor bedroom, low maintenance rear enclosed courtyard with brick built outhouse / laundry, upvc double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in great detail comprises:

Upvc double glazed entrance door gives access to:

#### Lounge

9'6 x 9'0

Having wooden flooring, wood burning stove set to an exposed brick hearth with timber mantle, upvc double glazed window to front, exposed beam to ceiling, recess spotlights and exposed timbers to one wall. Square arch from lounge gives access to:

#### Re-fitted Kitchen / Breakfast room

10'1 x 9'0

Havin modern eye level and base units with built-in cupboards and drawers, integrated double oven, four ring electric hob with stainless steel cooker canopy over, tiled splash surround, tiled floor, fitted worktops with inset stainless steel sink with mixer tap over, upvc double glazed door giving access to rear gardens with upvc double glazed window to side and recess spotlights to ceiling. From kitchen / breakfast room stairs rise to:

#### First floor landing

Doors then give access to bedroom and re-fitted bathroom.

#### Bedroom one

9'9 x 9'2 max reducing down to 6'9

Having upvc double glazed window to front, fitted store cupboard / wardrobe radiator and exposed beam to ceiling.

#### Re-fitted bathroom

Having a three piece suite comprising: panel bath with wall mounted electric shower over, glazed shower screen to side, low flush wc, pedestal wash hand basin, part tiled to walls, cupboard housing gas fired central heating boiler, uovc double glazed window to rear, recess spotlights to ceiling, heated chrome style towel rail and tiled floor.

From first floor landing stairs rise to:

#### Bedroom two

13'10 x 9'8

Having sloping ceilings with exposed timbers, feature exposed brick walls, velux window to rear and radiator.

#### Outside

To the front of the property residents within Brougham Square park within the unadopted Square. To the rear of the property there is a low maintenance courtyard having timber decking, outside lighting point and is enclosed by brick walling.

From the courtyard access is giving to:

#### Brick built outhouse / laundry room

8'0 x 6'2

Having fitted store cupboards with worktop above, space for appliances and upvc double glazed window.

#### 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 A

As taken from the Gov.uk website we are advised the [property is Band A - 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.

#### Mortgages services

We offer a no obligation mortgage service through our in

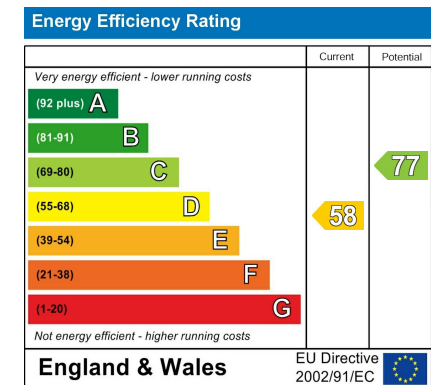
house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

#### Referral disclaimer fee

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.



## FLOORPLANS

