



16 Belvidere Road, Belvidere, Shrewsbury, Shropshire, SY2 5LR

Offers in the Region Of £350,000

An attractive, spacious 4-bedroom semi-detached property located in this popular area of Shrewsbury within easy access of the town centre and link roads. The accommodation includes Entrance Porch, Entrance Hall, Living Room, with log burner, Dining Room, Kitchen, Utility, 3 Bedrooms and Bathroom on the First Floor and 4th Bedroom on the Second Floor. GCH, DG, Driveway. Garage, Garden and Office.
Early Viewing Recommended. No Upward Chain.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

uPVC double glazed entrance door to Enclosed Porch with double window to the front, laminate flooring and glazed entrance door to Hall.

Entrance Hallway

Staircase leads to First Floor Landing, radiator.

Downstairs W.C

Fitted with wash basin with cupboard beneath and WC, grey vinyl flooring, double glazed window to the side.

Living Room 14' 4" x 11' 9" (4.37m x 3.58m)

A generous room with bay window to the front, radiator, attractive feature fireplace with exposed brickwork and log burner set to slate hearth.

Dining Room 11' 9" x 11' 8" (3.58m x 3.55m)

Oak effect laminate flooring with under floor heating, radiator, fireplace recess, built in shelving, double glazed patio doors lead onto the rear garden.

Kitchen 16' 8" x 7' 5" (5.08m x 2.26m)

Fitted with cream fronted Shaker style units with laminated work tops, inset 1 1/2 bowl sink unit, 3 double glazed windows to the sides, glazed door to Utility Room, radiator. Range cooker and white goods included.

Utility Room 7' 5" x 3' 7" (2.26m x 1.09m)

Oak effect vinyl flooring, cream fronted Shaker style units with laminate work tops, space and plumbing for washing machine - white goods included, window and double glazed door to the rear.

First Floor Landing

Double glazed window to the side.

Bedroom 1 11' 10" x 11' 10" (3.60m x 3.60m)

Radiator, double glazed window to the front.

Bedroom 2 11' 10" x 9' 1" (3.60m x 2.77m)

Radiator, double glazed window to the rear.

Bedroom 3 9' 0" x 8' 7" (2.74m x 2.61m)

Radiator, double glazed window to the front.

Bathroom

Fitted with white 3 piece suite including bath with electric shower unit over, wash basin and WC, chrome towel radiator, vinyl flooring, double glazed window to the side, built in airing cupboard housing Worcester gas combination central heating boiler.

Second Floor Bedroom 4 15' 2" x 14' 7" (4.62m x 4.44m)

A good size room with 2 Velux roof lights to the rear, radiator,

Garage With Separate Rear Workspace

Concrete detached Garage with up-and-over door, the rear section has been converted into a Workspace. The Workspace has a laminated floor and under-floor heating, power and lighting, double-glazed French doors.

Outside - Front

The property is approached over a tarmac driveway providing ample parking and access to the Garage. There is a gravel bed to the front with central lawn.

Rear Garden

A good size rear garden with paved patio. Paved pathway with lawn to the side extending to a raised sun deck providing an ideal spot for outside entertaining. The garden is enclosed by fencing and hedging.

Council Tax Band C

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

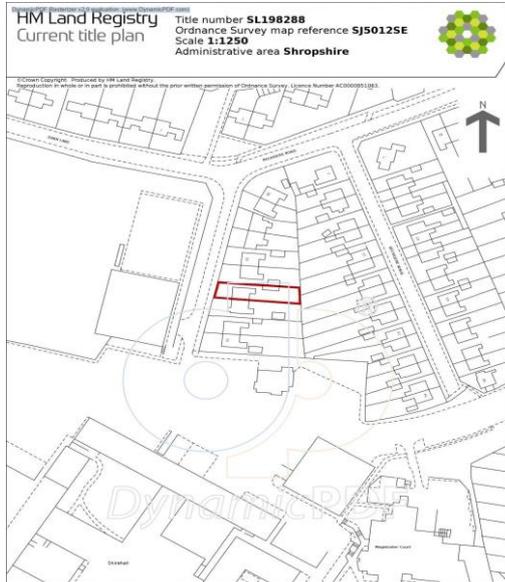
Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY



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Energy performance certificate (EPC)

16 Belvidere Road SHREWSBURY SY2 5LR	Energy rating D	Valid until: 9 March 2033 Certificate number: 4837-3627-6209-0483-4206
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Property type
Semi-detached house

Total floor area
129 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-credit-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-credit-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property
This property's current energy rating is D. It has the potential to be B.
[See how to improve this property's energy performance.](#)

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Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage