



Zaza Johnson & Bath
Estate Agents

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57 Highfields, Belvidere, Shrewsbury, Shropshire, SY2 5PH

£320,000

This spacious 2 bedroom semi detached house has undergone a stunning transformation and full refurbishment by the current owner along with interior designer Helen Hilferink. Well located in a sought after area, the property enjoys an attractive private garden and accommodation includes: Hall, Large Living Room, impressive enlarged Kitchen/Breakfast Room, Conservatory, 2 Double Bedrooms, Shower Room, ample parking for several cars, Garage, GCH, DG. New Roof in August 2024.
Early Viewing Is A Must.



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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

Georgian style uPVC double-glazed entrance door.

Entrance Hall

Ceramic tile flooring, useful cloaks cupboard.

Living Room 18' 8" x 12' 9" (5.69m x 3.88m)

Karndean flooring, ornamental fireplace with recess, slate hearth and oak mantle, radiator, large double-glazed window to the front. Door to Inner Hall.

Kitchen/Breakfast Room 23' 3" x 8' 9" (7.08m x 2.66m)

Beautifully refitted with an excellent range of contemporary units to 3 wall areas, pull-out larder, marble effect laminated work tops and splash backs, inset 1 1/2 bowl sink unit, integrated fridge/freezer. dishwasher and extractor hood with glass splashback, designer radiator, ceramic tile flooring, double-glazed window to the front and 2 double-glazed windows to the side, double-glazed door to the side. Cupboard housing Worcester gas central heating boiler. Door to Inner Hall.

Inner Hall

Deep built-in store cupboard, access to roof space.

Bedroom 1 14' 5" x 9' 9" (4.39m x 2.97m)

Radiator, double wardrobe, large double-glazed window overlooking attractive, private rear garden.

Bedroom 2 11' 10" x 8' 7" (3.60m x 2.61m)

Designer radiator, double-glazed window and door leading to Conservatory

Conservatory 9' 9" x 8' 2" (2.97m x 2.49m)

Of brick and uPVC double-glazed construction, French doors lead into the garden.

Shower Room

Fitted with 3 piece suite including large tiled shower cubicle, wash basin with vanity cupboard beneath, WC, half tiled to 2 further

wall areas, heated towel rail, double-glazed window to the side.

Outside - Front

Approached over a tarmac driveway with brick edging, large gravel driveway alongside providing parking for around 4 cars. The driveway continues to Garage.

Garage

Up and over door, door to garden.

Rear Garden

An attractive rear garden offering immense privacy. Approached onto a paved patio, the first section has lawn to one side, central pathway and gravel bed to the other, raised shrub borders, trellis and archway lead through to paved sun terrace, greenhouse a stone wall retains raised shrub bed. The garden is enclosed by timber fencing.

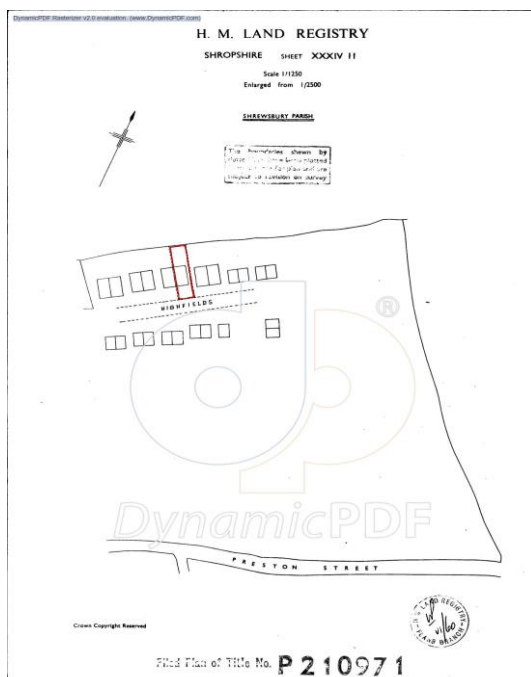
Council Tax Band C

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**



FLOOR PLANS FOR GUIDANCE ONLY



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Energy performance certificate (EPC)

57, Highfields SHREWSBURY SY2 5PH	Energy rating <div style="font-size: 2em; font-weight: bold;">C</div>	Valid until: 28 March 2027 Certificate number: 7827-5460-1073-7922
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Property type Semi-detached bungalow

Total floor area 74 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-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

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