HOLLAND
BROADBRIDGE

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

www.hbshrop.co.uk

Offers In The Region Of £260,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

The Property Ombudsman

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**11 Spa Street, Belle Vue, Shrewsbury,
Shropshire, SY3 7PU**

An appealing and much improved two double bedroom period end of terrace house, offering versatile and thoughtfully extended living accommodation throughout, which will be ideally suited to a variety of buyers. This attractive property is situated within Belle Vue, a desirable residential location within close proximity to excellent amenities and within walking distance to the Shrewsbury town centre. Commuters will be pleased to know that access to the local bypass linking up to the M54 motorway network is readily accessible from the property. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Snug /Study, utility room with WC, lounge, attractive refitted extended kitchen/diner, first floor landing, master bedroom with stylish ensuite shower room, further double bedroom, refitted bathroom, low maintenance paved front garden, part wall landscaped rear enclosed garden, replaced UPVC double glazing throughout, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Attractive replacement leaded stained glazed double glazed door gives access to:

L Study / Snug
15'1 max over staircase recess x 11'7
Having replaced sash window to front, engineered oak wooden flooring, recessed spotlights to ceiling, radiator.

Sliding door from study/snug gives access to:

Utility room with WC
5'2 x 4'0
Having low flush WC, fitted worktop with inset stainless steel sink with mixer tap over, storage cupboard below, eye level shelved storage cupboard, space for appliances, period style tiled floor.

From study / snug door give access to:

Lounge
11'11 x 11'9
Having attractive period fireplace with tiled slips and decorative fire surround, engineered oak wooden flooring, under stairs storage cupboard, recessed spotlight to ceiling, contemporary wall hung radiator, wall mounted Honeywell digital heating control panel.

From lounge access is given to:

Refitted kitchen/diner
15'8 x 11'0
And comprises: A range of appealing eye level and base units with built-in cupboards and drawers, fitted wooden worktops with inset twin stainless steel sink with mixer tap over and water filter to side, integrated Bosch oven with Bosch four ring electric hob with concealed cooker canopy over, space for upright fridge freezer, engineered oak wooden flooring, tiled splash surrounds, recessed spotlights to ceiling, four doubel glazed roof windows, two contemporary wall hung radiator, UPVC double glazed French doors giving access to rear gardens.

From snug / study oak staircase leads to:

First floor landing
Having coving to ceiling. From first floor landing doors give access to: Two double bedrooms.

Bedroom one
11'9 x 10'8 max
Having replaced UPVC double glazed sash windows to front, contemporary wall hung radiator, loft access with solid ladder leading to partially boarded loft space insulated with sheep's wool.

Door from bedroom one gives access to:

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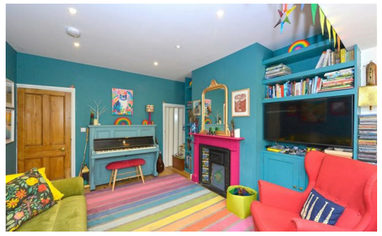

Ensuite shower room
Having shower cubicle, low flush WC, wash hand basin with mixer tap over, store cupboard below, period style tiled floor, heated chrome style towel rail.

Bedroom two
12'0 x 11'11
Having replaced UPVC double glazed sash window to rear, radiator.

Door from bedroom two gives access to:

Refitted bathroom
Having a pleasing four piece suite comprising: Timber style panel bath, tiled shower cubicle, low flush WC, wash hand basin with mixer tap over and storage cupboard below, replacement UPVC double glazed window to rear, heated chrome style towel rail, linen store cupboard, period style tiled floor, wall mounted extractor fan.

Outside
To the front of the property there is an enclosed brick paved frontage. The rear gardens comprise: Paved patio area with outside cold and lighting point, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes, timber garden shed. The rear gardens are enclosed by timber fencing and repointed walling.

AGENTS NOTE
The vendor informs us under her ownership within the last 5 years she has done the following works: New tiles to main roof, chimney repointed, sheep's skin insulation within the attic area, any decoration has been done with eco-paint, replaced combi gas fired central heating boiler, new radiators, chimney has been swept in the lounge, kitchen has been replaced along with many other works to the property. A full list can be provided to any potential buyers if required.

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.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

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Total area: approx. 78.8 sq. metres (847.8 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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