



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.

Offers In The Region Of £350,000

Viewing: strictly by appointment through the agent

Occupying a pleasing position, within this highly desirable residential location, this is a deceptively spacious and appealing three bedroom semi-detached house. The property occupies a generous size plot and has the added benefit of NO UPWARD CHAIN. Belle Vue is a highly sought after residential location serviced by excellent local amenities, highly regarded schooling and is within walking distance of tranquil riverside walks in the Quarry Park leading to the medieval town centre of Shrewsbury. Commuters will be pleased to know that the local by pass is readily accessible which in turn links up to the M54 motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, separate dining room, Glazed lean to, kitchen, side lobby / side entrance, first floor landing, three bedrooms, bathroom, good size driveway, generous part walled well establish rear enclosed rear gardens, UPVC double glazing, gas fired central heating, NO UPWARD CHAIN and viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Entrance hallway

Having wooden parquet flooring, radiator, under stairs storage cupboard, telephone point and wall mounted thermostat control unit. Door from entrance hallway gives access to:

Lounge

12'11 x 11'11

Having UPVC double glazed window to front, wooden parquet flooring, stone effect gas fire set to a tiled hearth with decorative fire surround, coving to ceiling and radiator. Arch from lounge gives access to:

Dining room

9'6 x 8'10

Having radiator and coving to ceiling. Sliding door from dining room give access to:

Glazed lean to

10'2 x 7'5

Having timber decked flooring, glazed windows overlooking the property's rear gardens. glazed sliding doors giving access to rear gardens and glazed roof.

Doorway from dining room and door from entrance hallway gives access to:

Kitchen

9'10 x 9'7

Having modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, free standing dishwasher, tiled floor, fitted worktops with inset 1 1/2 stainless steel sink drainer unit and mixer tap over, radiator and pantry style store cupboard. UPVC double glazed door from kitchen gives access to:

Side lobby / entrance

6'0 x 4'0

Having timber framed glazed windows and plumbing for washing machine.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access and store cupboard housing gas fired central heating boiler. Doors from first floor landing give access to three bedrooms and bathroom.

Bedroom one

10'11 x 10'5

Having UPVC double glazed window to rear and radiator.

Bedroom two

11'1 x 10'11

Having UPVC double glazed window to front and radiator.

Bedroom three

8'1 max x 8'0

Having UPVC double glazed window to front and radiator.

Bathroom

Having a white suite comprising: Panel bath with mixer shower over and glazed shower screen to side, wash hand basin set to vanity unit, wc with hidden cistern, two UPVC double glazed windows to rear, wall mounted extractor fan, vinyl floor covering and heated towel rail.

Outside

To the front of the property there is a low maintenance brock paved frontage which extends to one side access is then given to a stoned driveway providing ample off-street parking. Gated side access then leads to:

Generous size rear garden

Which comprise: Raised decked area, hard standing area which could be suitable for garage / carport etc, timber garden shed, lawned gardens, mature shrubs, plants, bushes, trees, the rear gardens are enclosed by brick walling and mature hedging.

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 C

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

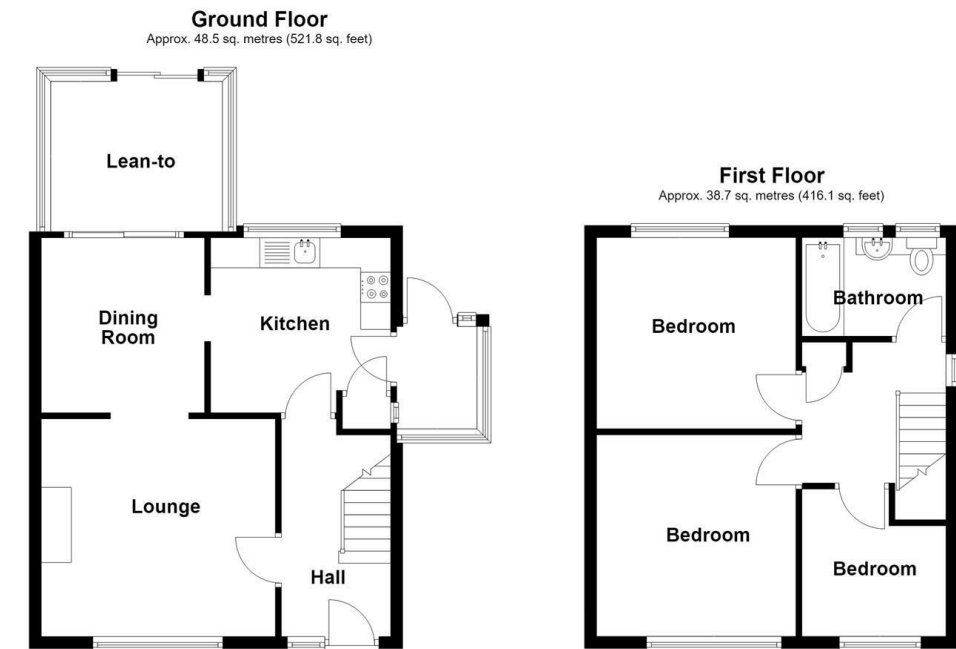
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are 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		
(81-91) B		
(69-80) C	73	79
(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



Total area: approx. 87.1 sq. metres (937.9 sq. feet)

For illustrative purposes only. Not to scale.
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Plan produced using PlanUp.