



**MONKS**

**59 Belvidere Road**  
**Shrewsbury**  
**SY2 5LY**

4 bedroom House property  
Offers in the region of £495,000







\*\*\* FABULOUS 4 BEDROOM EXTENDED DETACHED HOUSE \*\*\*

An excellent opportunity to purchase this immaculately presented detached home which has been extended to the rear and greatly enhanced by the current owners to provide spacious and light accommodation - ideal for those who love to entertain or have a growing family as it has the added benefit of a Home Office/Summerhouse in the garden.

Occupying an enviable position in this much sought after location with amenities on hand including schools, shops, restaurants/public houses, doctors, churches and regular bus service to the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

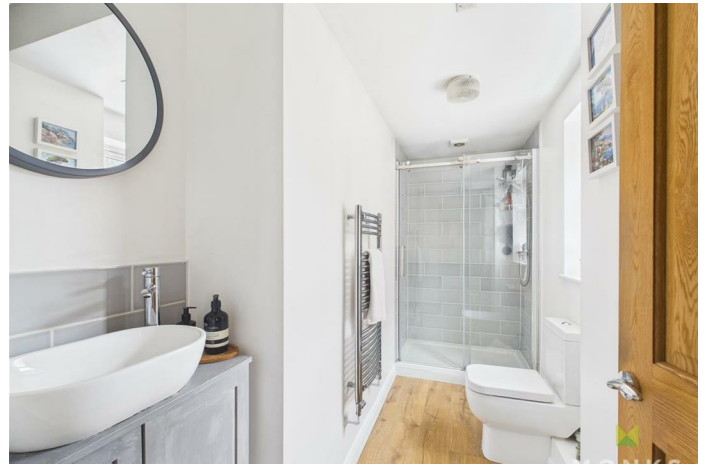
The accommodation briefly comprises Reception Hall, Lounge, lovely open plan Living/Dining/Kitchen - the hub of the home, Utility and Shower Room. On the First Floor are 4 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and delightful well stocked rear garden with Summerhouse/Home Office/Hobbies Room and offers a good level of privacy.

Viewing highly recommended.

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**LOCATION**

The property occupies an enviable location on the edge of the Town. Perfect for commuters with ease of access to the A5/M54 motorway network and a short distance from excellent local amenities including schools, doctors, supermarkets, general stores, restaurants/public houses, churches and lovely countryside walks. The Town Centre is a short walk away.

**RECEPTION HALL**

Covered entrance with composite door opening to Reception Hall, Radiator.

**LOUNGE**

with window overlooking the front, chimney breast with living flame fire, media point, radiator.

**IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN**

Having been extended to provide versatile living space - the hub of the home being naturally well lit with double opening French doors, window overlooking the garden and two velux roof lights and spacious Dining and Seating areas, wooden flooring throughout, recessed ceiling lights, radiators.

The Kitchen has been beautifully fitted with a range of shaker style units incorporating undermount sink with mixer taps set into base unit, further range of cupboards and drawers with granite work surface over and having integrated dishwasher with matching fascia panel. Recess housing range style cooker with extractor hood over and space for American style fridge freezer with larder units to either side and additional storage over. Granite upstands and eye level wall units, breakfast island with additional storage and overhang seating area.

**UTILITY ROOM**

with a continuation of units to complement the Kitchen, cupboards, drawers with granite work surfaces over and space for washing machine and tumble dryer, eye level units over, window and door to the side.

**SHOWER ROOM**

with double width shower cubicle with direct mixer shower, wash hand basin set into vanity with storage beneath, WC. Wooden floor covering, heated towel rail/radiator, window to the side.

**FIRST FLOOR LANDING**

From the Reception Hall staircase leads to the Landing off which lead

**BEDROOM1**

with window to the front, radiator.

**BEDROOM2**

with window to the front, built in wardrobe and airing cupboard, radiator.

**BEDROOM3**

with window to the rear with aspect over the garden, built in wardrobe and radiator.

**BEDROOM4**

with window to the rear again with aspect over the garden, radiator.

**BATHROOM**

with suite comprising p shaped bath with direct shower unit over, wash hand basin and WC. Complementary tiled surrounds, window to the rear radiator.

**OUTSIDE**

The property is approached over gravelled driveway which provides parking for several cars and leads to the Garage with up and over door, power and lighting and personal door to the garden. The Front is laid to shaped well stocked flower, shrub and herbaceous beds.

The Rear Garden is a particular feature of the property and great for a growing family or those who love to entertain and dine alfresco. With a large paved sun terrace immediately adjacent to the house and additional covered pergola seating area. Excellent sized lawn which is bordered by an abundance of well stocked flower, shrub and herbaceous beds and inset specimen trees which provide a great level of privacy.

At the bottom of the garden is a large Summerhouse/Home Office/Hobby Room with power and lighting.

**GENERAL INFORMATION**  
TENURE



We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



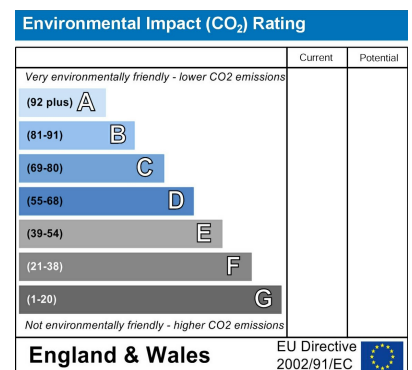
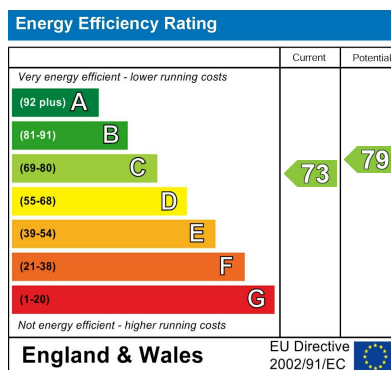
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**We're available 7 days a week**  
 HOME – four words that define who,  
 and what we are:

**Honest, Original, Motivated, Empathetic**



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.