

28 Northwood Road, Belvidere, Shrewsbury, Shropshire,
SY2 5LH

www.hbshrop.co.uk



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.
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Offers In The Region Of £249,995

Viewing: strictly by appointment through the agent

Occupying an lovely secluded end of cul-de-sac position, this is a well presented, improved and well proportioned three bedroom semi-detached property. The property is within reach of excellent and local schooling and well pleased for easy access to the Shrewsbury town centre. This property is being offered for sale with no upward chain and early viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, attractive re-fitted kitchen/diner, UPVC double glazed lean to, laundry room, first floor landing, three bedrooms, re-fitted shower room, generous driveway and garage, attractive rear enclosed gardens pleasing cul-de-sac position, popular residential location NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

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

Hallway
Having radiator, wall mounted heating control panel.

Door from hallway gives access to:

Lounge
14'0" x 12'2"
Having UPVC double glazed window to front, stone effect gas fire, coving to ceiling, radiator.

Wooden framed glazed door from lounge gives access to:

Attractive kitchen / diner
15'4" x 9'2"

Dining area
Having UPVC double glazed French Doors giving access to rear garden with UPVC double glazed window to side, radiator, telephone point, wood effect flooring.

Kitchen area
Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1½ sink drainer with mixer tap over, integrated double, four ring gas hob with stainless steel cooker canopy over, integrated dishwasher, glass display cabinet, UPVC double glazed window to rear, integrated fridge freezer, wood effect flooring.

Wooden glazed door from kitchen / diner gives access to:

Upvc double glazed lean-to:
9'7" x 4'7"

Having brick base, a range of upvc double glazed window, polycarbonate roof, UPVC double glazed door giving access to rear garden.

Wooden framed glazed door from lean-to gives access to:

Laundry room
8'0" x 5'2"
Having space for appliances, eye level and base units, fitted worktop, free standing washing machine, tiled splash surround, access to understairs storage, radiator, service door to garage.

From hallway stairs rise to:

First floor landing
Having UPVC double glazed window to side, loft access. From first floor landing doors give access to all bedrooms and re-fitted shower room.

Bedroom one
12'7" x 9'2"
Having fitted bedroom furniture including wardrobes, chest of drawers, UPVC double glazed window to rear, radiator, television aerial point.

Bedroom two
10'10" x 9'2"
Having UPVC double glazed window to front, radiator, television aerial point.

Bedroom three
6'9" x 6'0"
Having UPVC double glazed window to rear, radiator.

Re-fitted shower room
Comprising of a three piece suite having, tiled corner shower cubicle with mixer shower over, pedestal wash hand basin, low flush wc, part tiled to walls, UPVC double glazed window to front, vinyl floor covering, radiator, cupboard housing Combi gas fired central heating boiler.

Outside
To the front of the property there is a brick edged tarmac driveway which gives access to the property's garage. To the rear of the property there is an attractive garden having paved patio areas, paved pathway lawn garden, raised beds with shrubs and bushes, feature garden pond, The rear gardens are enclosed by fencing and mature hedging.

Garage
13'6" x 8'3"
Having electrically operated up and over door, fitted worktop and storage cupboards.

Services
Mains water, electricity, drainage and gas are all available to the property. 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

