



22 Cornelia Crescent, Belvidere, Shrewsbury, Shropshire,  
SY2 5NA

[www.hbshrop.co.uk](http://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 £269,500**

Viewing: strictly by appointment through the agent

This is a well maintained, deceptively spacious and improved two double bedroom semi detached bungalow, offered for sale with NO UPWARD CHAIN. The property is situated within this highly desirable residential location, close proximity to good local amenities and being well placed for easy access to the Shrewsbury town centre. This property will be of interest to a number of buyers and early viewing come highly recommended by the selling agent. The accommodation briefly comprises the following: Entrance hallway, lounge/diner, re-fitted kitchen, inner hallway, two double bedrooms, bathroom, landscaped front garden, attractive well established good size rear enclosed gardens, generous driveway, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

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

#### Hallway

Having radiator, cloaks cupboard.

Wooden framed glazed door from entrance hallway gives access to:

#### Re-fitted kitchen

8'5 x 8'4

Having a range of replaced eye level and base units with built-in cupboards and drawers, free standing cooker, washing machine, fitted worktops with inset 1 1/2 stainless steel sink with mixer tap over, tiled splash surrounds, upvc double glazed windows to side, shelved open fronted pantry style store cupboard, radiator, vinyl floor covering, upvc double glazed door giving access to side of property.

Door from entrance hallway gives access to:

#### Lounge/diner

16'11 x 10'10

Having coal effect gas fire set to an original tiled fireplace with tiled mantel, coving to ceiling, radiator, upvc double glazed window to front.

Door from lounge/diner gives access to:

#### Inner hallway

Having cupboard housing Worcester gas fired central heating boiler, loft access.

From inner hallway doors give access to: Two bedrooms and bathroom

#### Bedroom one

11'9 x 8'9

Having two fitted double wardrobes, eye level storage cupboards, radiator, upvc double glazed windows to overlooking the property's rear gardens.

#### Bedroom two

9'7 x 8'10

Having fitted double wardrobe, fitted shelved storage cupboard with eye level units above, radiator, upvc double glazed French doors giving access to rear garden.

#### Bathroom

Having a three piece white suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low flush WC, radiator, fully tiled to walls, vinyl floor covering, upvc double glazed window to side.

#### Outside

To the front of the property there is a low maintenance landscaped front garden having stoned sections with circular paved area, borders with a variety of mature shrubs plants and bushes.

To the side of this there is a generous tarmacadam driveway which then leads to the property's:

#### Good size rear gardens

Which comprise: paved area, paved patio, lawned gardens, well stocked beds containing a variety of shrubs, plants and bushes, paved pathway to side. The rear garden are enclosed by fencing 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 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.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 87        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 70                      |           |
| (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

