FOR SALE

74 Leamore Crescent, Belle Vue, Shrewsbury, Shropshire, SY3 7QD

An immaculately presented and most desirable semi-detached house providing well proportioned accommodation, set with large beautiful gardens in this highly sought after residential area.

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Offers in the region of £220,000
Immaculately presented
Well proportioned accom.
Gas central heating
Garage
Large beautiful gardens
Desirable residential area

FOR SALE
Close to town amenities.

DIRECTIONS
From Shrewsbury Town Centre proceed over the English Bridge staying in the left hand lane and onto Abbey Foregate. Proceed to the column roundabout and take the fourth exit down the bank and take the first turning left. At the next roundabout take the third exit onto Sutton Park and after a short distance take the first right turn into Adams Ridge. Proceed along taking the left turn into Leamore Crescent and follow this road round and the property will be found on the left hand side clearly identified by a Halls ‘For Sale’ board.

SITUATION
The property is attractively positioned in an established and sought after residential area. A range of amenities are available close by including a newsagent, a mini Sainsbury’s supermarket together with fast food outlets whilst a bus service provides access to the town centre. The town centre provides a comprehensive range of facilities and amenities together with a rail service. Commuters maybe pleased to note the A5 bypass is readily accessible to the M54 and on to Telford.

DESCRIPTION
74 Leamore Crescent is an attractively presented and most desirable semi-detached house. To the ground floor the property provides a spacious living/dining room which gives access through to the Conservatory having a delightful outlook over the rear gardens. The Kitchen is fitted with a modern range of units together with numerous integral appliances. To the first floor there are three bedrooms all served by the attractively appointed Shower Room. Outside, there is driveway parking which also gives access to the Garage. The Gardens are a delightful feature and are found mostly to the rear, comprising of patio areas, a decked sun terrace and large flowing lawns flanked by established and well stocked herbaceous beds and borders.

ACCOMMODATION
UPVC double glazed Entrance Door leading into:

ENTRANCE PORCH
With tiled floor and panelled part glazed UPVC door into:

ENTRANCE HALL
With staircase rising to first floor. Built in cloaks cupboard. Door to:

LIVING ROOM/DINER
With fireplace housing electric fire. UPVC double glazed sliding patio doors leading to Conservatory.

KITCHEN
Providing a modern high gloss range of eye and base level storage cupboards and drawers with work surface over and incorporating a FRANKE stainless steel sink unit and drainer with mixer tap over. Integral NEFF electric oven and grill with integral NEFF microwave over. 4 ring NEFF induction hob with filter hood. Integral dishwasher. Integral fridge and integral washing machine. Useful built in larder cupboard with shelving. Panelled part glazed UPVC access door to side of property.

CONSERVATORY
Tiled floor. Wrap around UPVC double glazed windows and polycarbonate roof. Overhead fan and light. Twin glazed French doors leading out to rear gardens. The Conservatory benefits from a delightful outlook.

FIRST FLOOR LANDING
With access to loft space. Doors off and to:
BEDROOM 1
Providing a range of fitted bedroom furniture comprising of wardrobes, drawer units and dressing table.

BEDROOM 2
Providing a wealth of fitted bedroom furniture comprising of book shelving, wardrobes, desk area and drawers.

BEDROOM 3
With fitted desk unit, drawers and storage cupboards.

SHOWER ROOM
Fitted with a modern suite comprising of low level WC with hidden cistern. Wash hand basin set in vanity unit with storage cupboards under. Shower cubiclve with mains fed shower and rainwater style head. Wall mounted heated towel rail. Fully tiled walls. Built in cupboard housing the WORCESTER gas fired central heating boiler.

OUTSIDE
The property is approached over a patterned concrete driveway which provides ample parking whilst giving access to the garage and pedestrian access to the front of the property.

GARAGE
5.89m x 2.29m (19'4 x 7'6)
With twin UPVC entrance doors. Built in under stair storage cupboard. Power and light points. Part glazed UPVC door to rear.

THE GARDENS
To the front the gardens are laid for ease of maintenance offering pebbled borders with space for potted plants, together with a central barked area. Attractive magnolia. The majority of the gardens are located to the rear and these are a particular feature to the property comprising of a flagged sun terrace which offers an excellent outdoor entertaining space with further room for potted plants. Flowing lawns are flanked by established herbaceous beds and borders containing a variety of different shrubs and plants. To the other side of the central pathway are further private seating areas and attractively designed borders and a rose garden. At the bottom of the garden is a raised decked terrace offering an additional entertaining space. Timber and felt storage shed and external cold water tap.

GENERAL REMARKS

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

SERVICES
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY
Shropshire Council, Shrewsbury. Tel: 0844 448 1644. Council Tax Band ‘B’.

TENURE
Freehold although purchasers must make their own enquiries via their solicitor.

VIEWING
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. E: shrewsbury@hallsgb.com
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. Mortgage/financial advice. We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. Do you require a surveyor? We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

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Ground Floor
- Conservatory: 2.70m x 2.30m (9' x 7'7'')
- Kitchen: 2.75m x 2.25m (9' x 7'5'')
- Living Room: 7.10m (23'4'') x 3.85m (12'10'') max
- Garage: 5.90m x 3.60m (19'4' x 11'10'')

First Floor
- Bedroom 1: 3.75m x 2.75m (12'4' x 9'0'')
- Bedroom 3: 3.85m x 2.75m (12'10' x 9'0'')
- Bedroom 2: 3.85m x 2.75m (12'10' x 9'0'')

Total area: approx. 92.7 sq. metres (997.6 sq. feet)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

Energy Performance Ratings

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