



FOR SALE

Offers in the region of £350,000

12 Cornelia Crescent, Belvidere,
Shrewsbury, SY2 5LZ

A greatly enhanced and beautifully presented detached bungalow providing spacious accommodation with extensive large gardens located in this most popular residential area.

NO ONWARD CHAIN.



Close to town centre amenities.



- Beautifully presented bungalow
- Spacious rooms
- Completely renovated
- Ample driveway parking
- Generous size gardens
- Close to Town Centre.

DIRECTIONS

Proceed along Abbey Foregate until reaching the roundabout by the column and take the first exit left onto Preston Street and left again into Belvidere Avenue. Turn right onto Belvidere road and then left into Frensham road and left onto Cornelia Crescent.

LOCATION

The property is located in this most desirable residential locality which benefits from a range of local amenities which are within walking distance including a doctors surgery, shops and a public house. Shrewsbury town centre provides a comprehensive range of social and leisure amenities and benefits from regular bus and train services.

DESCRIPTION

12 Cornelia Crescent has undergone a complete scheme of renovation and improvement and now offers a particularly spacious and highly desirable detached bungalow. The property has been completely re-wired, re-plumbed and has fully replaced double glazed windows and external doors. The suites and fittings to the kitchen and bathroom have been replaced and upgraded whilst an en-suite shower room has been provided off the master bedroom. Externally, the weatherboards and soffits have all been replaced, whilst the gardens have also been improved with the introduction of a particularly large flagged patio area with steps down to the generous lawns. The accommodation itself offers a spacious living room and feature open plan living/dining/kitchen which provides a range of gloss units together with an island. Double

doors lead out to the spacious patio and gardens beyond. There are three bedrooms, the master of which has an en-suite shower room and the remaining two are served by the bathroom. Outside there is a generous amount of driveway parking whilst the gardens comprise areas laid to lawn to the front and to the rear incorporate a feature sun terrace with steps leading down to large flowing lawns. To the bottom section is an additional sunken patio area. It should be noted that the rear gardens provide fantastic potential for all prospective purchasers to introduce their own designs and tastes.

ACCOMMODATION

With pillared storm porch. Panelled composite front entrance door leading into:

ENTRANCE PORCH

Additional panelled entrance door leading through to:

LIVING ROOM

With attractive bow style window, door to:

INNER HALLWAY

Built in storage cupboard with power point. Built in LAUNDRY CUPBOARD with fitted work top and space and plumbing for washing machine under, space for tumble dryer, fitted extractor. Twin glazed French doors leading out onto a fantastic open flagged patio area and overlooking the rear garden.

OPEN PLAN LIVING/DINING/KITCHEN

With attractive flooring and providing a range of base level gloss units comprising cupboards and drawers with extensive work surfaces over and incorporating a one and a half bowl sink unit and drainer with mixer tap over, integral Indesit electric oven and grill with 4-ring induction hob unit over and filter hood. Stainless steel splash. Integral Essentials dishwasher. Feature island work area with oak top, a range of base level cupboards with breakfast bar eating area. Windows



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



overlooking large rear garden and pair of twin fully glazed French doors leading onto the patio area. Additional part glazed uPVC pedestrian access door leading to side courtyard.

BEDROOM 1

With built in double wardrobe with mirror fronted sliding doors. Door to:

EN-SUITE SHOWER ROOM

Providing a suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under, feature large walk-in shower with mains fed shower unit with drench style head and additional feeder shower connection. Large splash screen, part tiled walls, wall mounted heated towel rail, extractor fan, ceiling downlighters. Access to loft space.

BEDROOM 2

BEDROOM 3

BATHROOM

Providing a modern suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under and waterfall style tap. Large panelled bath with waterfall style tap. Tiled splash, wall mounted heated towel rail, extractor fan, ceiling downlighters, built in airing cupboard housing the wall mounted Baxi gas fired combination central heating boiler system with mirror fronted sliding doors.

OUTSIDE

The property is approached over a generous tarmacadamed driveway providing parking for numerous vehicles and giving pedestrian access to the front and side of the bungalow.

THE GARDENS

To the front, the gardens offer a recently laid section of lawn flanked by a Cotswold stone section with space for potted plants (also laid to provide additional parking if required). To one side of the property is a gated flagged courtyard area which can be used to suit potential purchasers' requirements. External cold water tap. The majority of the gardens are positioned to the rear and these are a particular feature. Sitting adjacent to the kitchen/living/diner is a particularly spacious flagged sun terrace offering a fantastic outdoor entertaining and seating space. Steps then lead down to large flowing lawns allowing prospective purchasers an excellent opportunity to introduce their own designs and tastes. To the bottom section of garden, steps lead down to a patio area and nature pond. Brick built barbeque.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

SERVICES

Mains water, gas, drainage and electricity are understood to be connected. Gas central heating system installed. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY

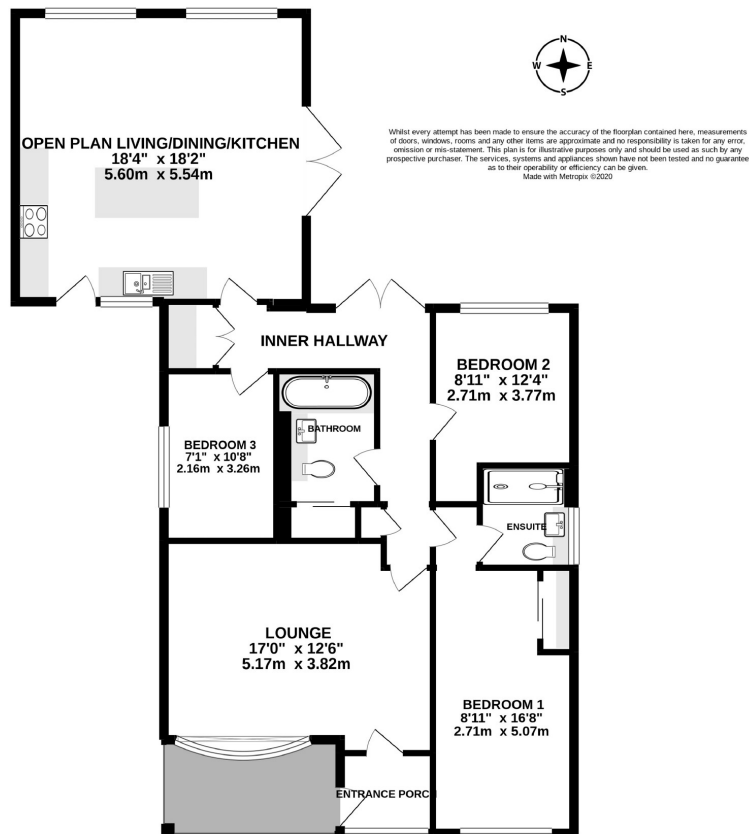
Shropshire Council, Shrewsbury. Tel: 0844 448 1644. Council Tax Band 'C'.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. E: shrewsbury@halls.gb.com

12 Cornelia Crescent, Belvidere, Shrewsbury, SY2 5LZ

GROUND FLOOR

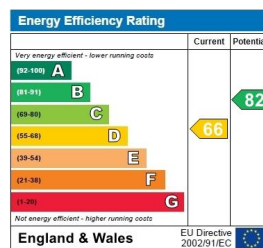


Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

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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.

Energy Performance Ratings



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