



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**18 Belvidere Road, Shrewsbury, SY2 5LR**

**Asking Price  
£450,000**

To view this property please call us on **01743 236 800** Ref: T7835/SL/KQ

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# A much improved and extended, five bedroom semi-detached family house.

A superior, exceptionally well appointed and extended five bedroom semi-detached property which has been greatly improved by the current owners to provide well planned and well proportioned accommodation with rooms of pleasing dimensions. The property is presented to an exacting standard and benefits from gas fired central heating and double glazing.

The property is situated in a pleasant and quiet cul-de-sac position, in this popular, sought after and highly desirable residential area, well placed within reach of excellent amenities which include popular schools, close proximity to the town centre with its many fashionable bars and restaurants, boutique style shops, the Theatre Severn, Shrewsbury railway station and Quarry Park and Dingle Gardens. The property is also ideally placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



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## INSIDE THE PROPERTY

Entrance canopy

Panelled entrance door with porthole window to:

### ENTRANCE HALL

Waxed and polished solid oak floor

Further side window

Oak double doors to:

### LIVING ROOM

11'10" x 14'3" (3.61m x 4.34m)

A pleasant room with bay window overlooking the reception area to the front

### SITTING ROOM

8'5" x 12'10" (2.57m x 3.90m)

Waxed and polished solid oak floor

Fireplace recess

Archway to:

### DINING AREA

8'9" x 12'10" (2.67m x 3.90m)

Waxed and polished solid oak floor

Glazed French doors with side screens opening onto and overlooking the rear garden

### KITCHEN

16'9" x 7'9" (5.11m x 2.37m)

Superbly appointed with a range of contemporary units with high gloss doors and wooden worktops incorporating a range of integrated appliances

Waxed and polished solid oak floor

### REAR LOBBY

Waxed and polished solid oak floor

Plumbing for washing machine

Panelled and part glazed door from the rear lobby to the garden

### WET ROOM

Luxuriously appointed with a walk-in shower with overhead Drench shower and hand held shower

Dressing surface with inset hand basin with vanity cupboard under, WC

Fully tiled walls

From the entrance hall, a SOLID OAK STAIRCASE with a glass and oak balustrade and feature lighting rises to a FIRST FLOOR LANDING .

### BEDROOM 1

11'10" x 11'9" (3.61m x 3.58m)

Window to the fore

### BEDROOM 2

8'7" x 13'8" (2.62m x 4.16m)

Window overlooking the rear garden

### BEDROOM 3

8'8" x 8'10" (2.64m x 2.69m)

Window to the fore

### BEDROOM 4

7'10" x 7'10" (2.39m x 2.39m)

### BATHROOM

Luxuriously appointed with a L shaped shower bath with Drench overhead shower and hand held shower and glazed shower screen

Twin hand basins, wc

Tiled floor

Fully tiled walls

From the first floor landing, a panelled door allows access to an INNER LANDING with a STAIRCASE rising to:

### STUDIO BEDROOM 5

19'6" x 20'11" (5.94m x 6.37m)

Four Velux roof lights

Exposed natural brick chimney breast feature

## OUTSIDE THE PROPERTY

### DETACHED BRICK BUILT STUDIO / HOME OFFICE

6'4" x 11'3" (1.93m x 3.43m)

Bi-fold doors

Further panelled and part glazed door

Fully insulated

Underfloor heating

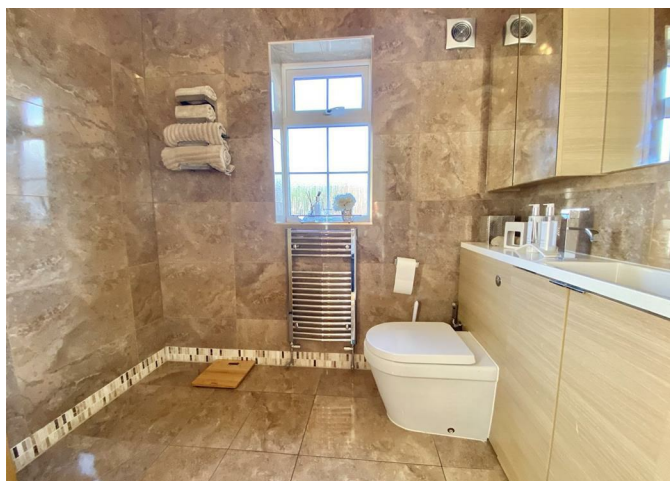
Power and lighting

Water supply

### ADJOINING WORKSHOP/STORE ROOM

The property is set back and divided from the road by a decorative paved forecourt which provides ample parking space for guests cars and serves the reception area.

The driveway extends to the side and leads to the rear garden where there is a further decorative paved patio and terrace. The garden is neatly kept and easily maintained with artificial lawn. The whole being well enclosed on all sides by well maintained fencing. Outside lighting points.

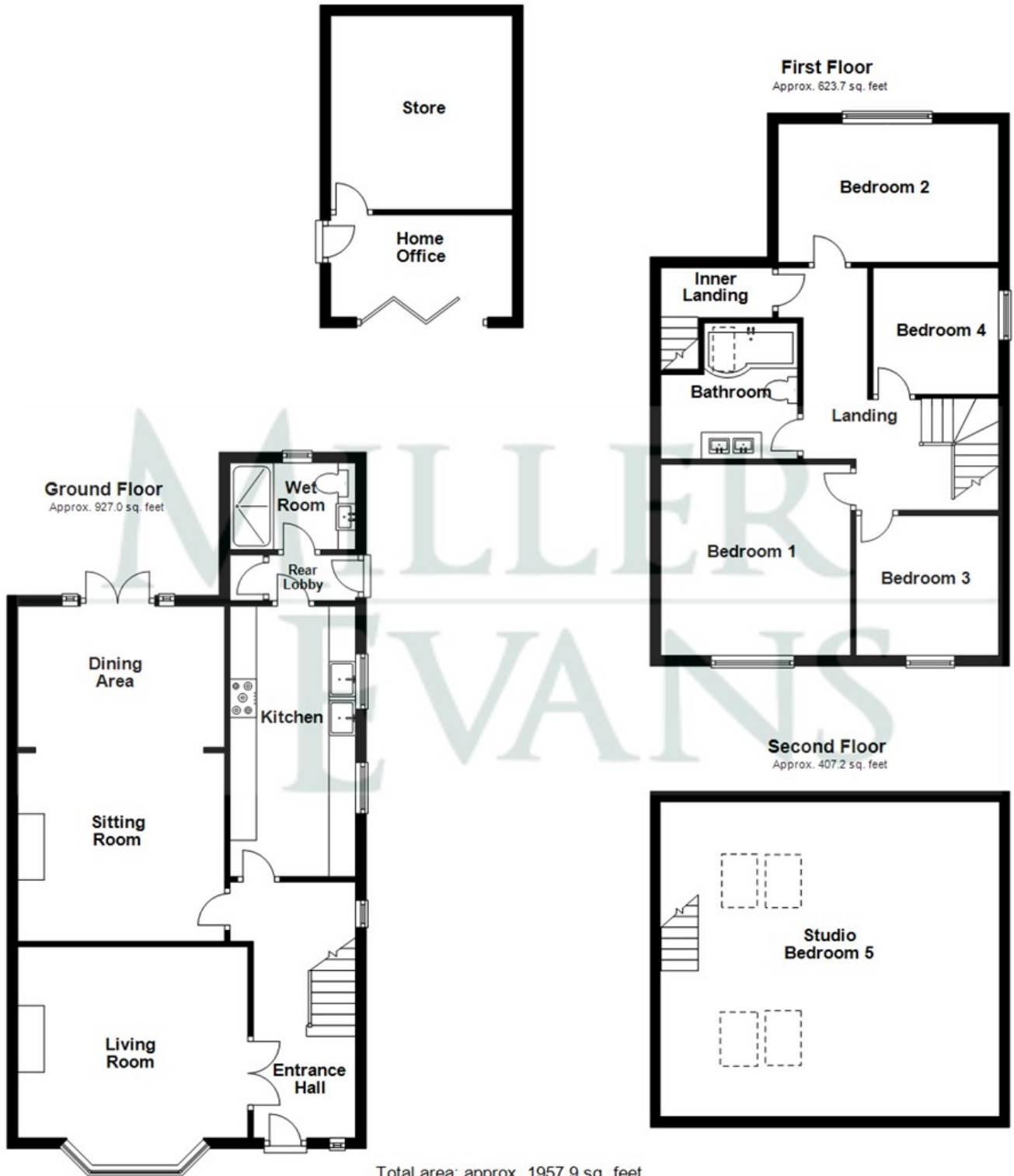








FLOOR PLANS ...



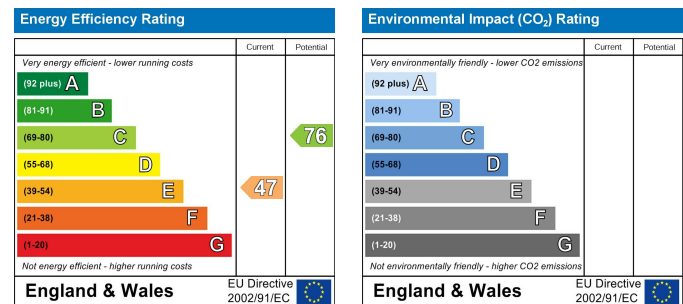
Total area: approx. 1957.9 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge, continue the full length of Abbey Foregate to the Column Island. Take the first exit into Preston Street and turn almost immediately left into Belvidere Avenue. Proceed to the end of the road and turn left onto Belvidere Road, bear left continuing on Belvidere Road, where the property will be found.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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