

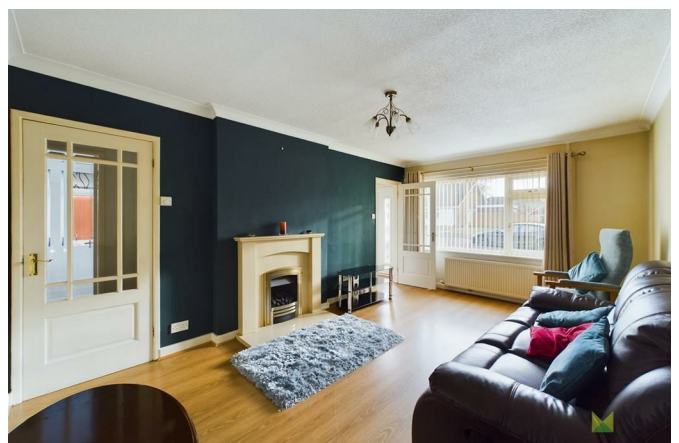
# 38 Cornelia Crescent Belvidere Shrewsbury SY2 5NA



2 Bedroom Bungalow - Semi Detached  
Offers In The Region Of £254,000

## The features

- PERFECT FOR THOSE LOOKING TO DOWNSIZE
- 2 BEDROOM SEMI DETACHED BUNGALOW
- LOUNGE/DINING ROOM, KITCHEN WITH OVEN AND HOB
- CONSERVATORY WITH LOVELY ASPECT OVER THE GARDEN
- NO UPWARD CHAIN
- ENVIABLE CUL DE SAC LOCATION IN POPULAR AREA
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- 2 GOOD SIZED BEDROOMS AND SHOWER ROOM
- DRIVEWAY WITH PARKING
- EPC RATING C



### \*\*\* 2 BEDROOM SEMI DETACHED BUNGALOW \*\*\*

An excellent opportunity to purchase this 2 bedroom semi detached bungalow, perfect for those looking to downsize.

Occupying an enviable position in this popular and sought after location with an excellent range of amenities and ideally placed for ease of access to the A5/M54 motorway network.

The accommodation includes Hall, Lounge/Dining Room, Kitchen, 2 Bedrooms, Conservatory and Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with parking and established rear garden.

Viewing recommended and offered for sale with no upward chain.

## Property details

### LOCATION

The property occupies an enviable location on the edge of the Town. Perfect for commuters with ease of access to the A5/M54 motorway network and a short distance from excellent local amenities including schools, doctors, supermarkets, general stores, restaurants/public houses, churches and lovely countryside walks. The Town Centre is a short drive away.

### ENTRANCE HALL

Entrance door opening to Reception Hall with radiator.

### LOUNGE/DINING ROOM

A spacious room having window to the front. Fire surround housing electric fire, media point, radiator. Wooden effect floor covering.

### KITCHEN

Fitted with cream fronted high gloss units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and space beneath for appliances, inset 4 ring hob with extractor hood over and oven and grill beneath. Tiled surrounds and matching eye level wall units, window and door to the side.

### BEDROOM 1

having window overlooking the rear garden, radiator.

### BEDROOM 2

A great multi purpose room as a potential sitting room, radiator. Double opening French doors to

### CONSERVATORY

being of brick and sealed unit double glazed construction with power and lighting and double French doors to the garden.

### SHOWER ROOM

with shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

### OUTSIDE

The property is set back from the road and approached over driveway with parking. The Front Garden has been laid for ease of maintenance to large gravelled bed which can provide additional parking. Side pedestrian access to the Rear Garden which is well established, laid to lawn with well stocked flower, shrub and herbaceous beds.

### GENERAL INFORMATION

### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

### SERVICES

We are advised that mains services are connected.

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

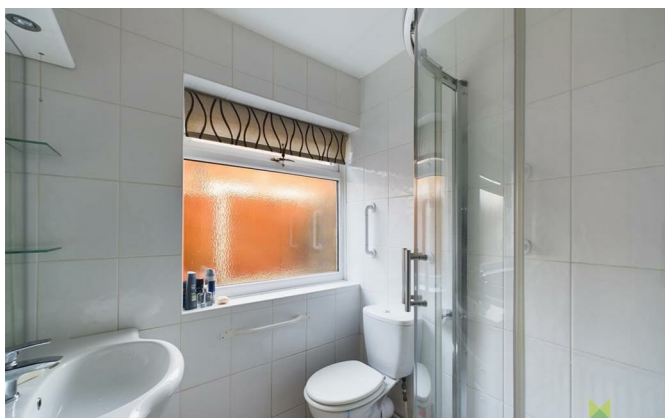
### NEED TO CONTACT US

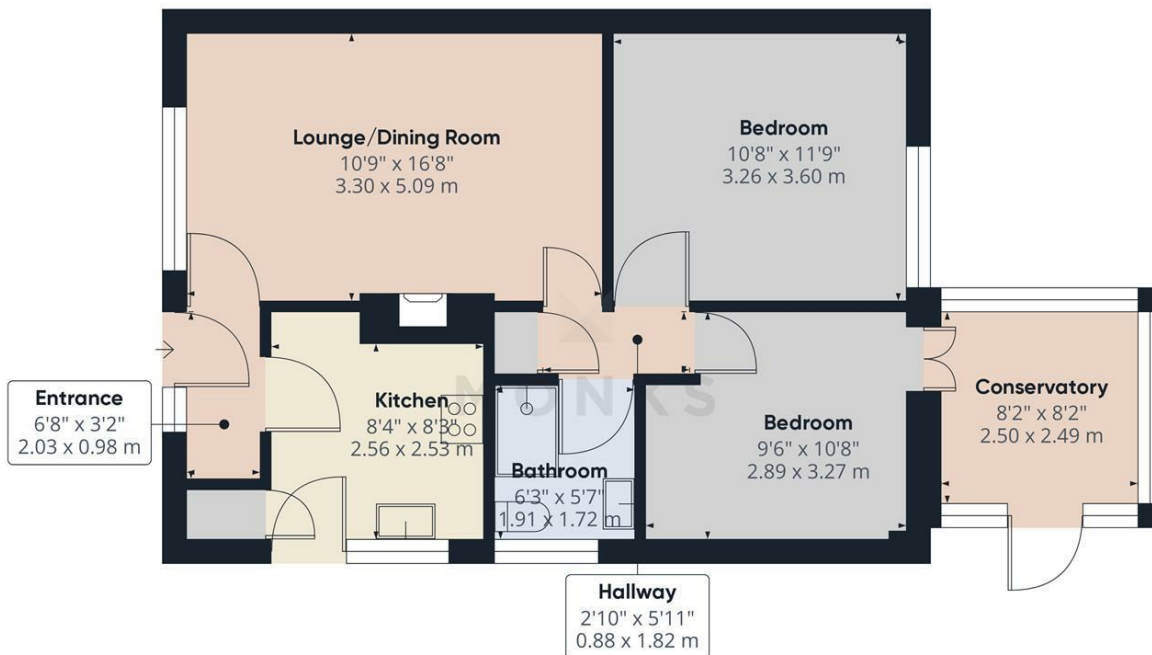
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



## 38 Cornelia Crescent, Belvidere, Shrewsbury, SY2 5NA.

2 Bedroom Bungalow - Semi Detached  
Offers In The Region Of £254,000





**Approximate total area<sup>(1)</sup>**  
648.75 ft<sup>2</sup>  
60.27 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Judy Bourne

**Director at Monks**

judy@monks.co.uk

## Get in touch

**Call.** 01743 361422

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk


## Shrewsbury office


10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.