

Spacious Mid Terraced House

4 Bedrooms

2 Car Parking Spaces

2 Good Sized Reception Rooms

Large Rear Garden

Upstairs Bathroom & Downstairs Shower Room

34 Belton Road
Whitchurch SY13 1JA

Offers in the Region Of £230,000



For many, the following could just be a fanciful Wishlist: -

- * 2 Large separate reception rooms.**
- * Spacious kitchen/diner.**
- * Downstairs shower room and upstairs bathroom.**
- * 4 bedrooms.**
- * Driveway with parking for 2 cars.**
- * Long rear garden.**

If you think this sounds too good to be true, then think again; it's all here at No. 34!

Properties in Belton Road tend to sell well and no doubt this mature mid terraced house, with its long list of credentials, will follow in the same vein. For all that, it is not perfect and there is scope for further improvement to realise its full potential.

The house is actually far larger than external appearances suggest and it is likely to appeal to families, investors, as well as young and mature couples alike.

Access to both the town centre and bypass is very straightforward from here; there are nearby bus stops and Whitchurch even boasts its own railway station, in addition to local shops, restaurants, pubs, doctors surgery, dentists, hairdressers and schools.

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



FIRST FLOOR

Enclosed Entrance Porch

Spacious Entrance Hall 13' 6" x 6' 0" (4.11m x 1.83m)

Staircase to first floor, corniced ceiling, quarry tiled floor and radiator.

Sitting Room 13' 2" x 11' 10" (4.01m x 3.60m)
Plus front facing bay window 4' 11" x 2' 6" (1.50m x 0.76m) Fireplace with log burning stove on tiled hearth, corniced ceiling and radiator.

Inner Hall 7' 9" x 4' 0" (2.36m x 1.22m)
Tiled floor, radiator and fitted cupboards.

Dining/Living Room 13' 9" x 11' 9" (4.19m x 3.58m)
Fireplace incorporating log burning stove on tiled hearth, laminate flooring, radiator, corniced ceiling and french double doors to rear garden.

Kitchen/Breakfast Room 10' 4" x 10' 3" (3.15m x 3.12m)
Sink and drainer inset in worktop/breakfast bar, matching base units and wall cupboards, tiled floor, recessed ceiling spotlights and appliances including dishwasher, fridge, freezer and microwave.

L-Shaped Utility Area/Rear Hall 7' 8" x 4' 11" (2.34m x 1.50m) and 6' 10" x 2' 9" (2.08m x 0.84m)
Worktop with storage and plumbing for washing machine below, wall cupboard, radiator and external door to rear garden.

Shower Room 5' 10" x 4' 6" (1.78m x 1.37m)
Shower cubicle with mains mixer shower unit, wash hand basin and close coupled WC. Radiator.

FIRST FLOOR

Spacious Landing 15' 5" x 5' 11" (4.70m x 1.80m)
Radiator and loft access hatch.

Bedroom 1 13' 3" x 11' 10" (4.04m x 3.60m)
Radiator.

Bedroom 2 13' 8" x 11' 9" (4.16m x 3.58m)
Radiator.

Bedroom 3 8' 2" x 6' 1" (2.49m x 1.85m)
Radiator

Inner Landing 5' 5" x 2' 10" (1.65m x 0.86m)

Bedroom 4 6' 10" x 5' 5" (2.08m x 1.65m)
Built-in cupboards and radiator.

Bathroom 6' 10" x 5' 5" (2.08m x 1.65m)
Panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled WC. Part tiled walls, exposed timber floorboards and radiator.

OUTSIDE

Full width block paved driveway with parking for 2 cars.

Large enclosed rear garden laid to lawn and screened by mature hedges with trees, bushes and shrubs. Paved patio, cold water tap, timber shed and coach light.

Services

Mains water, gas, electricity and drainage.

Central Heating

Gas fired boiler supplying radiators and hot water.

Tenure

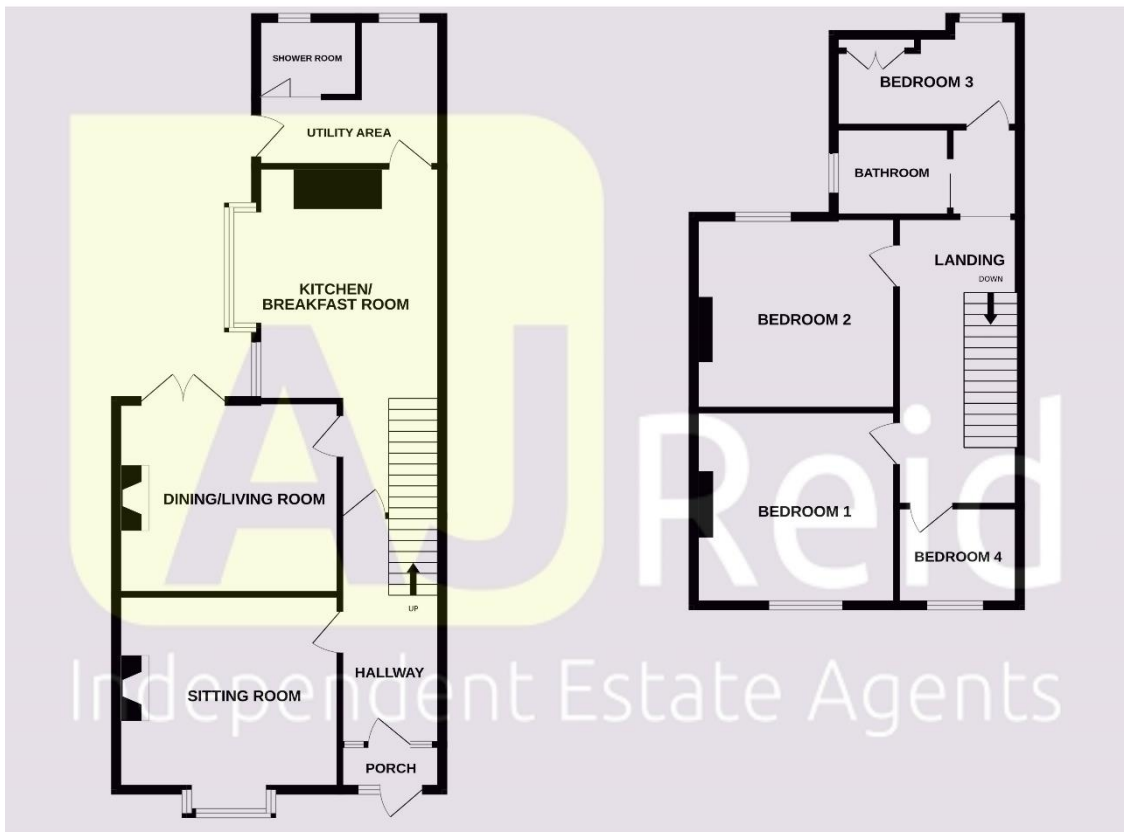
Freehold.

Council Tax

Shropshire Council Tax Band C.

Agents Note

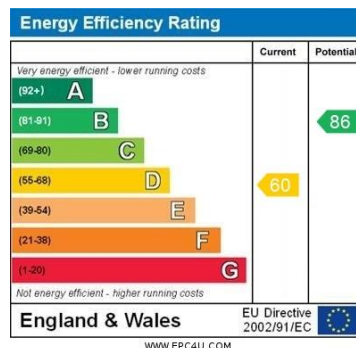
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions: From High Street Whitchurch, turn left at the mini roundabout into Yardington. At the next mini roundabout turn left into Newtown, continuing straight on at the next mini roundabout into Castle Hill. Turn right into Mill Street and then right into Wrexham Road. Follow this road and then turn left into Belton Road. The house is located on the right hand side.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



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