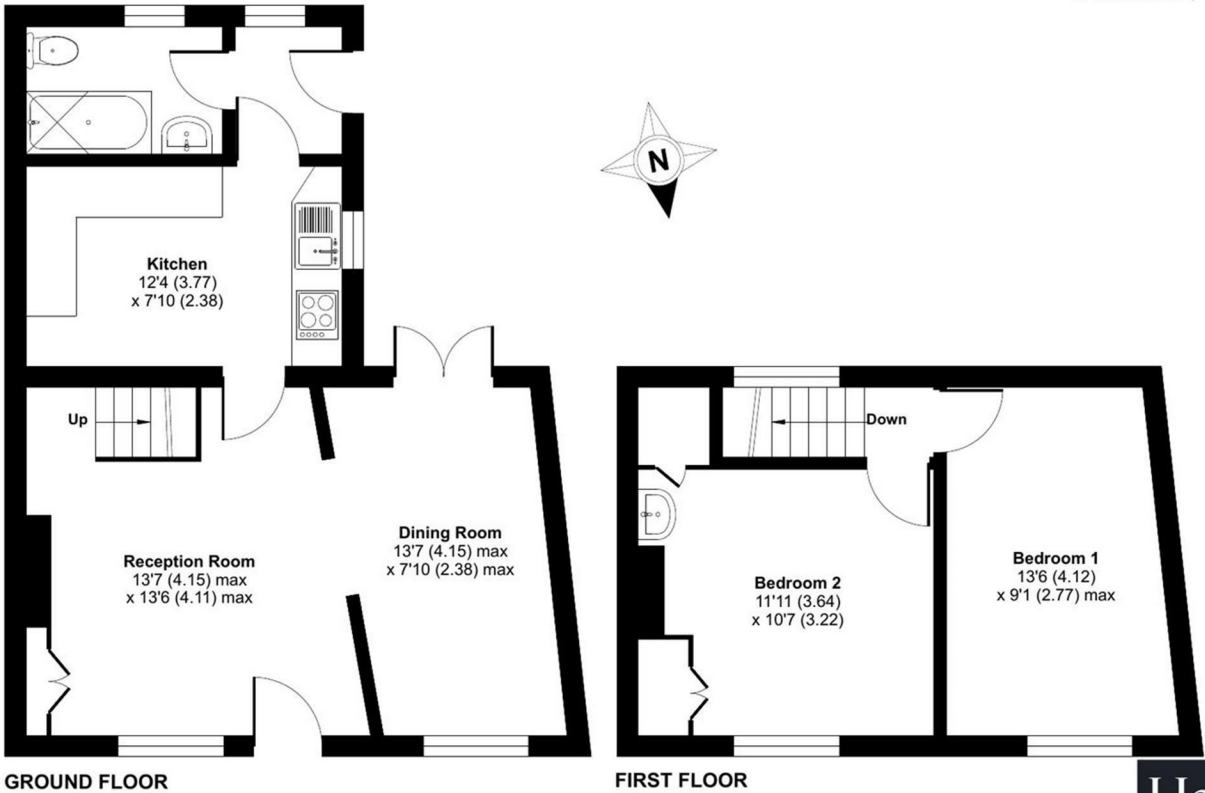


FOR SALE

3 Hermitage Walk, Shrewsbury, SY3 8PX

Approximate Area = 731 sq ft / 67.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1278029

Halls



Halls 1845

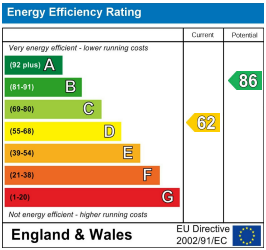
FOR SALE

Offers in the region of £300,000

3 Hermitage Walk, Shrewsbury, SY3 8PX

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.

Energy Performance Rating



An attractive detached Victorian home with plenty of charm and character, occupying a superb position with private courtyard garden in this extremely sought after location area, a short walk from the town centre.

Halls 1845

01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com

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01743 236 444


Close to town amenities.



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Well presented throughout
- Double reception room
- Modern fitted kitchen
- Double bedrooms
- South facing private courtyard
- Walking distance to the town

DIRECTIONS

From Shrewsbury to town centre, proceed over the Welsh Bridge, follow the Frankwell gyratory system and turn right up Drinkwater Street. Hermitage Walk is the first turning on the left hand side.

What Three Words - ///goal.total.froth

SITUATION

The property occupies a lovely position within this highly desirable residential location. The property is within easy walking distance of tranquil riverside walks leading to the Quarry Park, the Theatre Severn, the medieval town centre of Shrewsbury. The property is also well placed to highly regarded schooling and the local bypass linking up to the M54 motorway network.

DESCRIPTION

3 Hermitage Walk is a wonderful detached 2 bedroom period home with incredibly well proportioned rooms, a huge amount of charm and character all presented in a sympathetic and desirable way.

On entering the property there is a lovely double reception room spanning the width of the property that includes the spacious sitting room with feature fireplace, and an open staircase leading to the first floor. An opening then leads through to the dining room that has dual aspect views, front to back, and French doors leading to the rear courtyard.

To the rear, is a modern fitted kitchen with a range of wall and floor units, space for a breakfast bar, wooden work tops and plenty of space for appliances. Beyond the kitchen is a rear hall with access to the garden and also the downstairs bathroom.

On the first floor there are two very good sized double bedrooms.

RECEPTION ROOM

With staircase to first floor and feature fireplace.

DINING ROOM

Entered through an archway, dual aspect windows to front and french doors to the rear gardens.

KITCHEN

A modern kitchen comprising eye and base level units, with generous work surface area over and incorporating a stainless steel sink unit and drainer with mixer tap over, space for breakfast bar.

BATHROOM

Part tiled walls, comprising a low level WC, pedestal wash hand basin and panelled bath with shower over.

BEDROOM ONE

With aspect to front.

BEDROOM TWO

With built in wardrobe and pedestal wash hand basin, aspect to front.

OUTSIDE

The property benefits from a rear walled patio garden which is south facing and offers incredibly private outdoor space perfect for Alfresco entertaining.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

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

COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.