



27 South Hermitage, Belle Vue, Shrewsbury, Shropshire, SY3 7JS

£385,000

Located in one of Shrewsbury's most sought after roads, this greatly improved, extended 3 bedroom semi detached house offers many attractions. Enjoying a south facing 100' long rear garden, the property also offers: Entrance leading to a large fitted kitchen/Dining Room, generous Living Room, Conservatory, downstairs Shower Room. Upstairs there are 3 good sized Bedrooms and family Bathroom. GCH, DG. Triple width driveway and Garage to the rear of the property.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed entrance door.

Entrance Porch

Tiled flooring, double glazed window to the front, radiator.

Ground Floor Shower Room

Fitted with corner shower cubicle, wash basin and WC, tiled flooring, radiator, extractor, double glazed side window.

Impressive Kitchen/Dining Room 17' 4" x 14' 0" (5.28m x 4.26m)

Fitted with an excellent range of grey fronted units with marble style laminated work tops, inset sink unit, deep tiled splash, peninsular breakfast bar, tiled flooring, useful built in shelved pantry, double glazed window overlooking large rear garden and double glazed door leads to the rear.

Inner Hall

Radiator, staircase leads to First Floor Landing.

Living Room 17' 7" x 11' 0" (5.36m x 3.35m)

Polished stone fireplace with coal effect fire inset, 2 double radiators, double glazed bow window enjoys an open aspect to the front, double glazed French doors.

Conservatory 9' 3" x 8' 6" (2.82m x 2.59m)

Victorian style conservatory with pitched polycarbonate roof, tiled flooring, brick and uPVC double glazed construction, double glazed French doors lead onto rear garden.

First Floor Landing

Built-in boiler cupboard.

Bedroom 1 11' 9" x 10' 7" (3.58m x 3.22m)

Radiator, built in wardrobe, double glazed window to the front.

Bedroom 2 11' 0" x 9' 5" (3.35m x 2.87m)

Radiator, built-in wardrobe, double glazed window to the front.

Bedroom 3 8' 0" x 7' 10" (2.44m x 2.39m)

Radiator, built-in wardrobe, double glazed window overlooking attractive rear garden.

Bathroom 7' 4" plus recess x 5' 6" (2.23m x 1.68m)

Fitted with white 3 piece suite providing bath with shower unit over, wash basin and WC, fully tiled walls and floor, heated towel rail, 2 double glazed windows to the rear.

Outside - Front

The property is approached over a wide gravel driveway providing ample parking for 2 - 3 cars, with brick wall and fencing around. Pathway leads to entrance door and side entrance to rear garden.

Rear Garden 100' 0" (30.46m) long

A large south facing rear garden approached onto a paved patio with further raised sun terrace. The majority of the garden is laid to lawn with shrubs set around and apple trees. Wooden frame summer house and 2 garden sheds. The garden is enclosed by close boarded timber fencing. The garden is approximately 100' in length.

Garage 16' 0" x 9' 4" (4.87m x 2.84m)

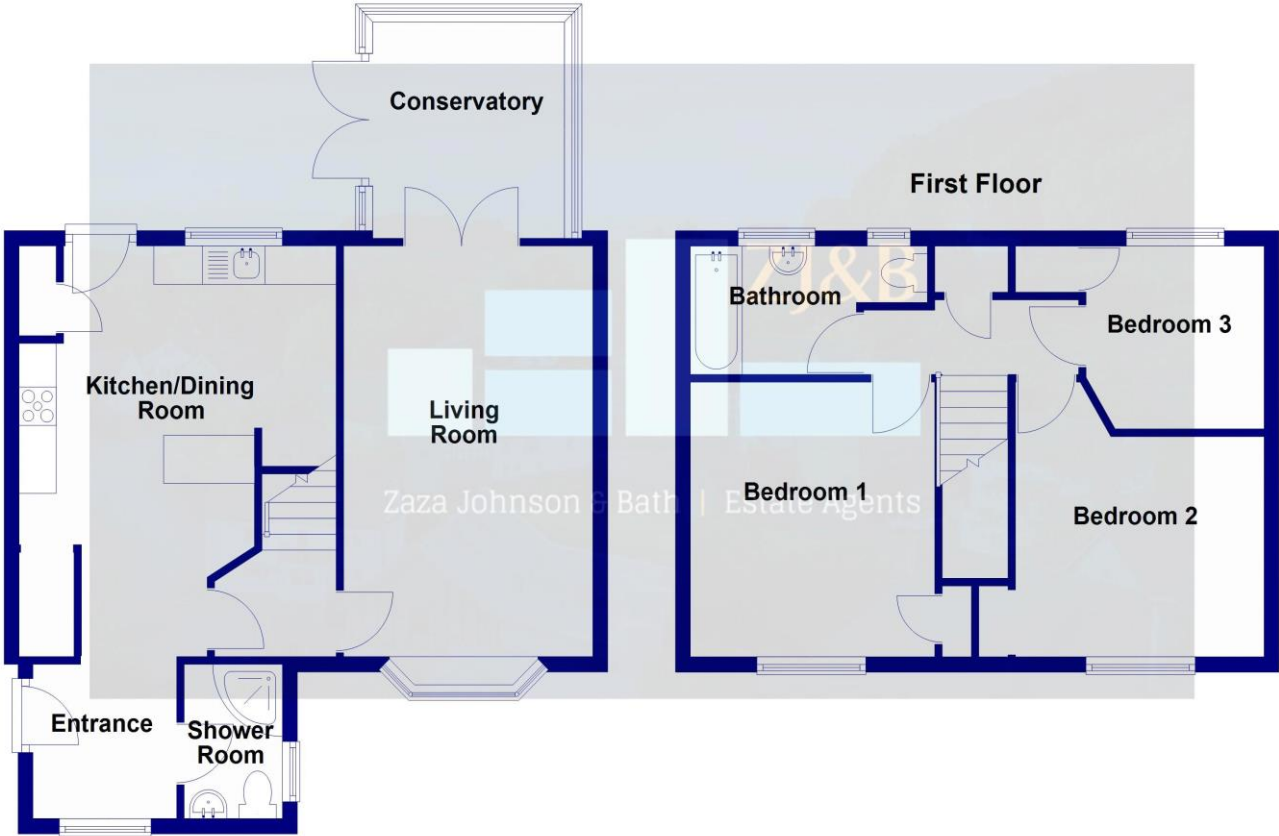
The garage is located to the rear of the property and approached from a private lane. Concrete sectional garage with up and over door.

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



27 South Hermitage, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

27 South Hermitage SHREWSBURY SY3 7JS	Energy rating C	Valid until: 19 July 2035 Certificate number: 6635-6823-0500-0988-2296
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Property type: Semi-detached house
Total floor area: 87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage