



13 South Hermitage, Belle Vue, Shrewsbury, SY3 7JR

5 bedroom semi-detached house—£475,000 Freehold

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Coopergreenpooks.co.uk

£475,000 Freehold—5 bedroom semi-detached house

sales@cgpooks.co.uk

Situated within a highly sought after area of the town, this very attractive period property offers well-proportioned accommodation over four floors, in need of general modernisation throughout, while offering plenty of potential and benefitting from a beautiful south facing rear garden.

KEY FEATURES

- Entrance vestibule opening to a good-sized hallway with decorative quarry tiled flooring and access to cellar, which provides excellent storage and potential for conversion
- Three generous reception rooms, with the main living room having a feature bay window to front
- Fitted kitchen with a range of units, space for appliances and access to the rear garden
- There is also a useful utility and bathroom on the ground floor
- The light and spacious first floor landing provides access to three double bedrooms, a family bathroom, separate WC and a fourth bedroom which is currently fitted out as a kitchen
- On the second floor are two additional double bedrooms and plenty of useful storage
- Partial double glazed windows and gas fired central heating
- Attractive south facing rear garden, mainly laid to lawn with established borders, gated access to side and two useful external stores
- A superb location on a lovely street, just a short walk from Coleham, with its fantastic and varied range of amenities and outstanding primary school, from which you are also only a few minutes' walk to the town centre via the Greyfriars footbridge
- The property was re-roofed in Summer 2024, including insulation to current building regulations. All rainwater goods were also replaced
- All chimneys have been re-pointed and re-flaunched with new pots and vented cowls
- Although in need of modernisation throughout, this property offers a huge amount of potential to create a stunning family home
- Until recently the property has been occupied as two separate flats comprising a two bedroom, one bathroom ground floor flat and a three bedroom, one bathroom first and second floor flat
- Sold vacant with no upward chain



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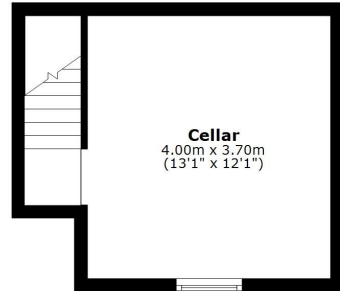
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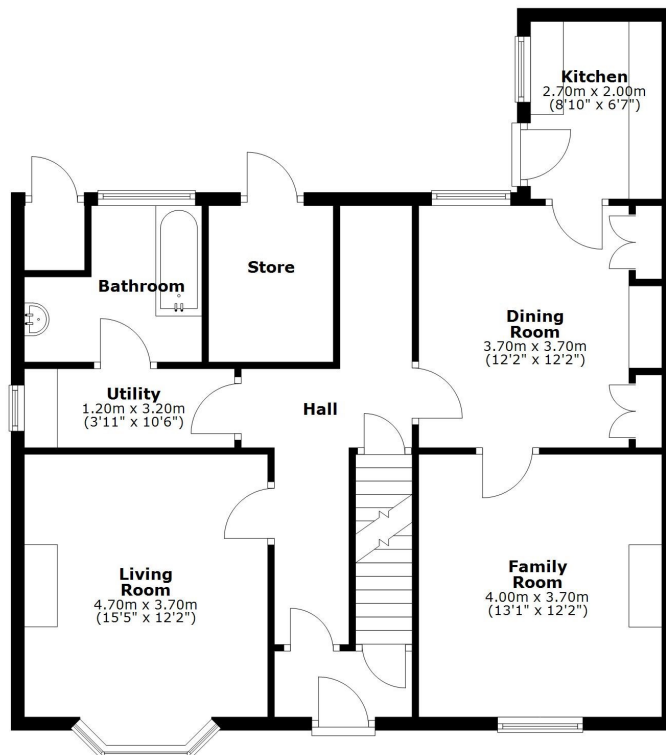
Cellar

Approx. 17.5 sq. metres (188.3 sq. feet)



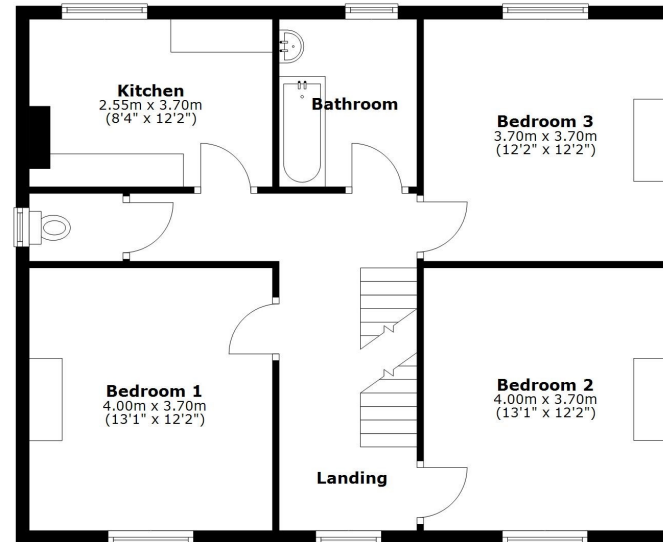
Ground Floor

Approx. 81.2 sq. metres (874.0 sq. feet)



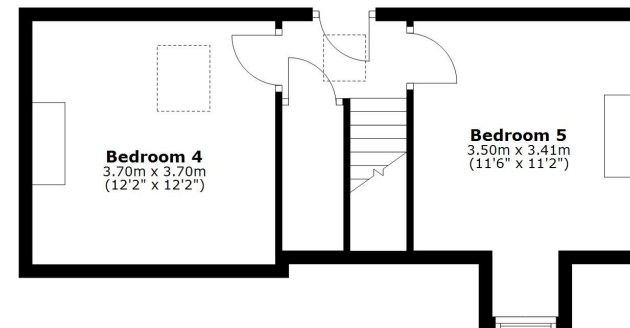
First Floor

Approx. 75.3 sq. metres (811.1 sq. feet)



Second Floor

Approx. 33.7 sq. metres (363.1 sq. feet)



Total area: approx. 207.8 sq. metres (2236.5 sq. feet)







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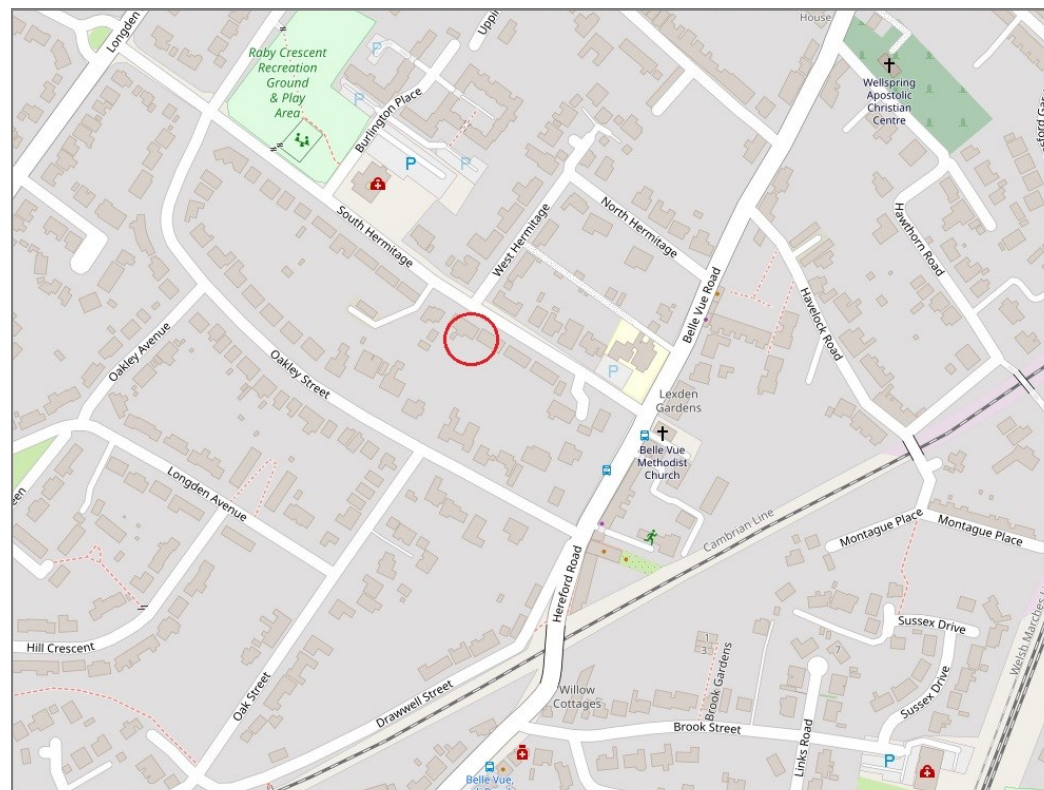
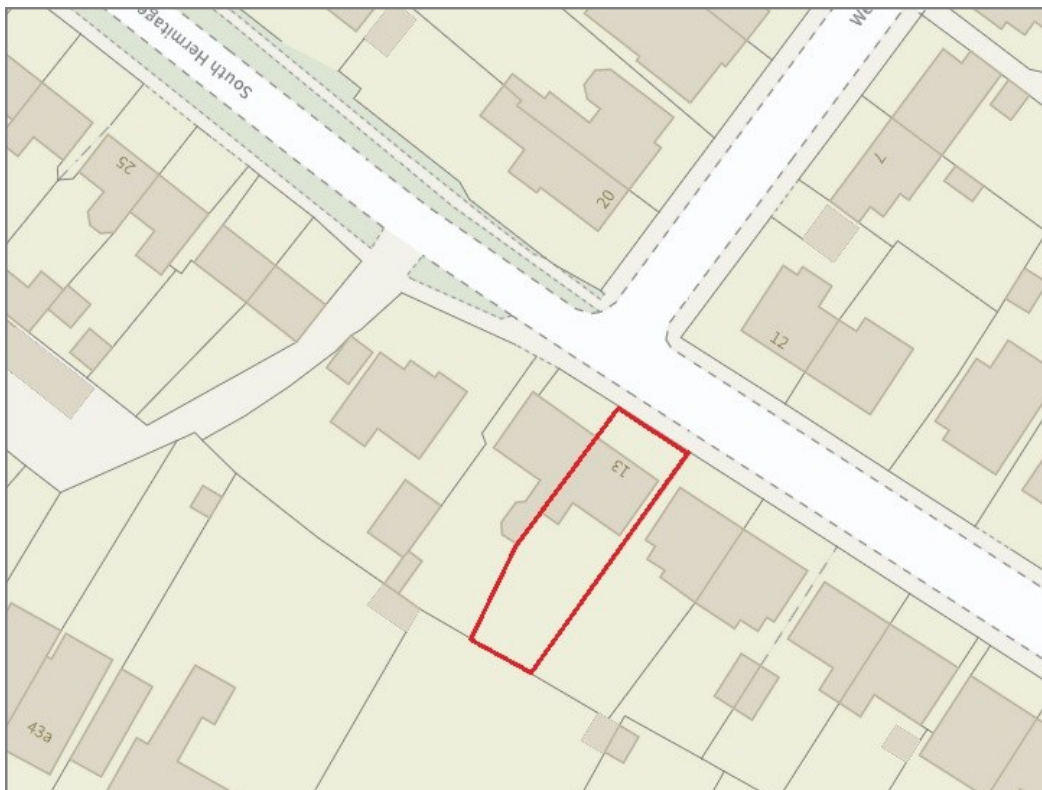
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	TBC
EPC Band	TBC
Services	All mains services are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



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

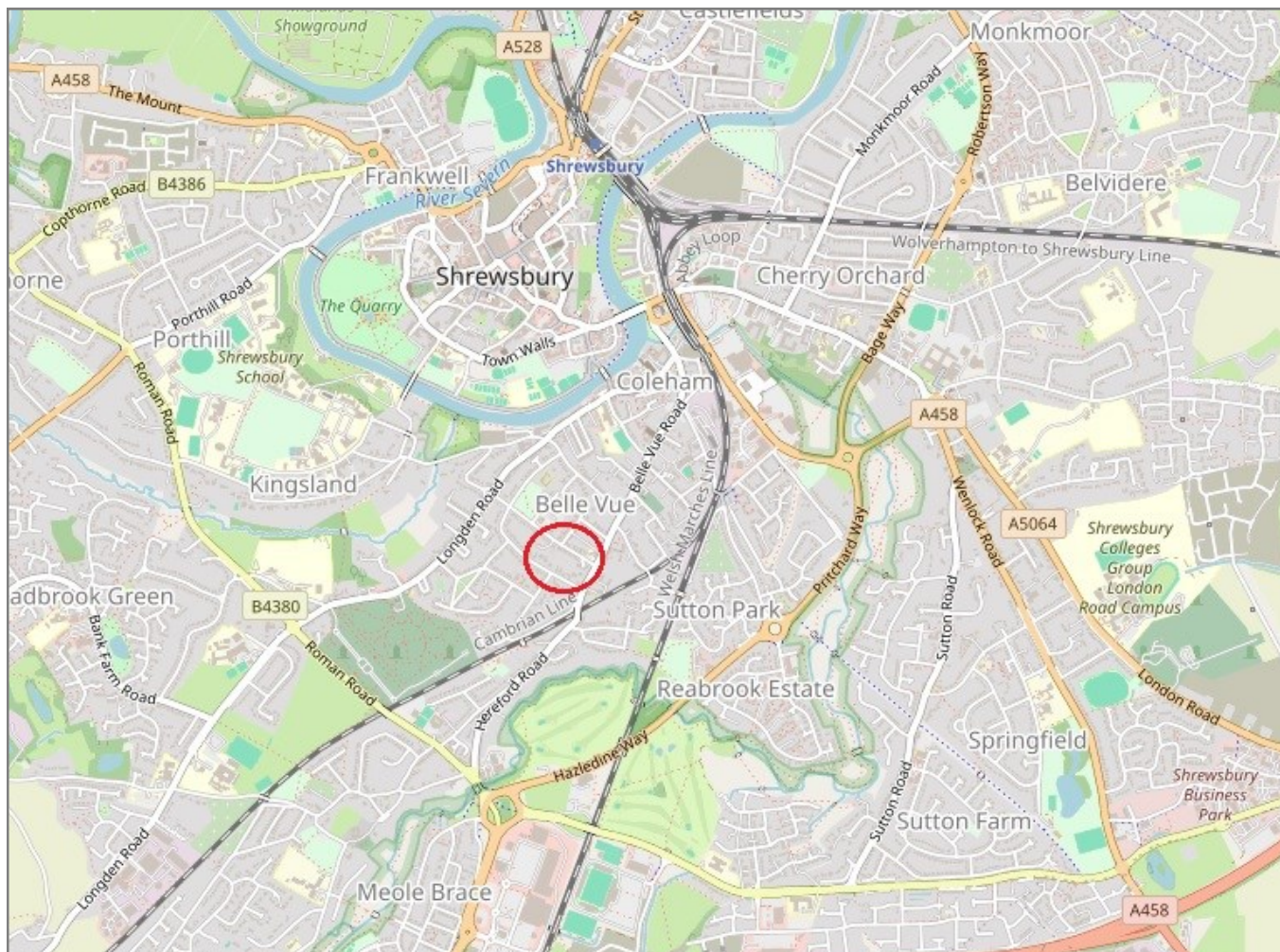
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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