



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

6 bedroom semi-detached house—£495,000 Freehold



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Coopergreenpooks.co.uk

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[sales@cgpooks.co.uk](mailto: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
- 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 cowl
- Although in need of modernisation throughout, this property offers a huge amount of potential to create a stunning family home
- Sold vacant with no upward chain

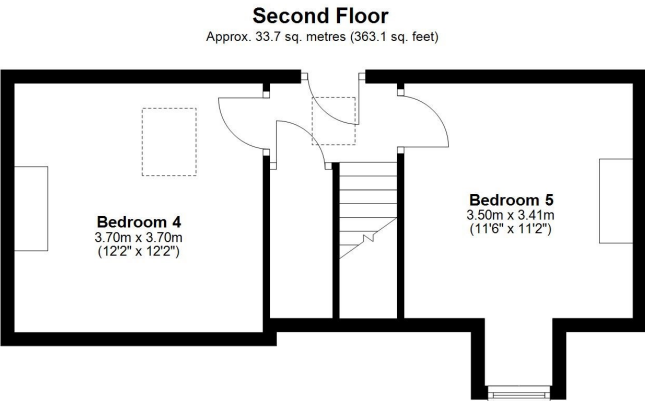
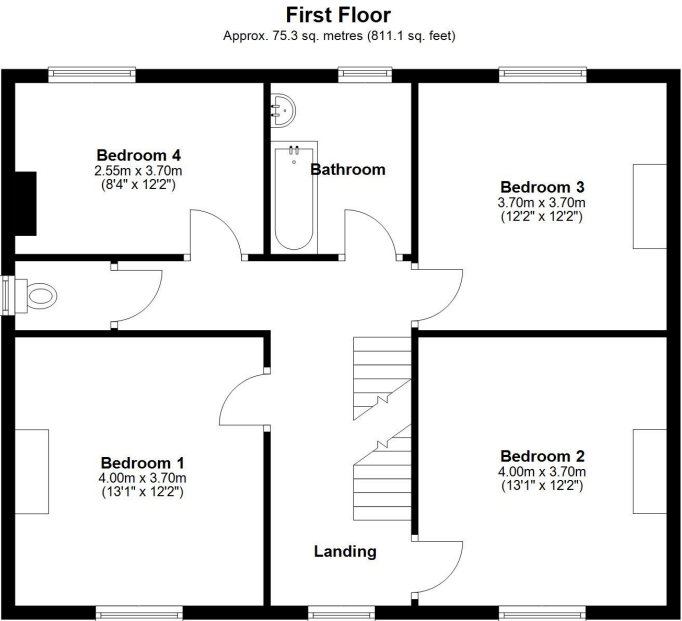
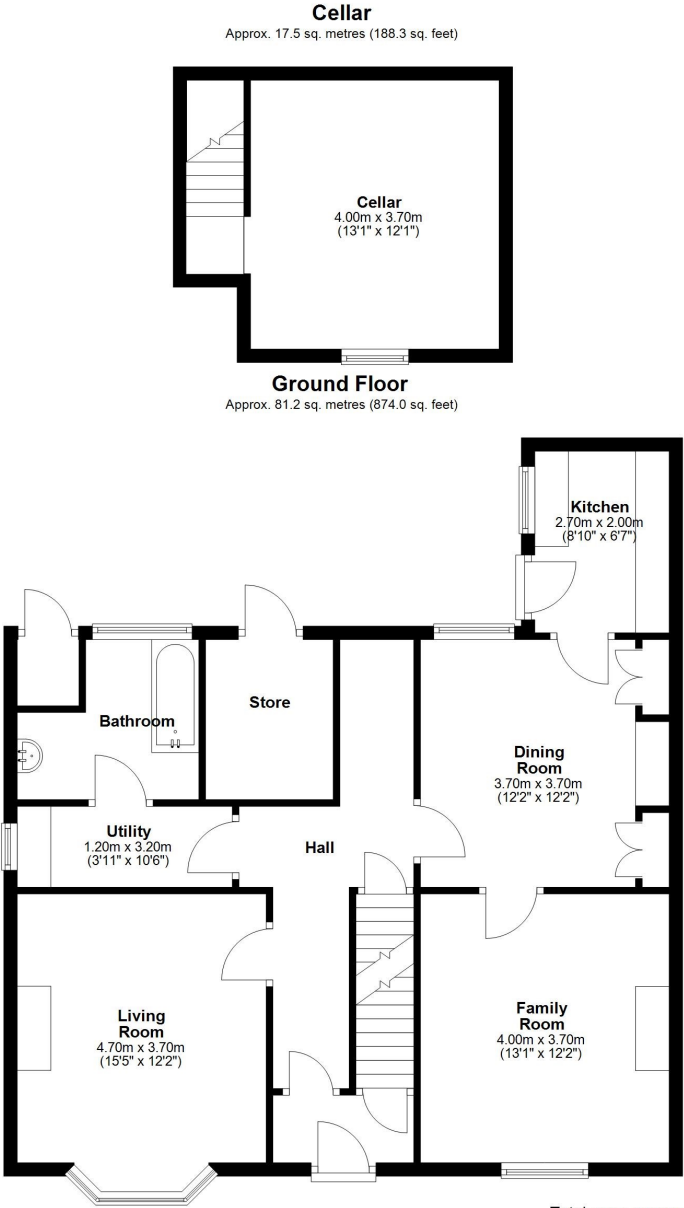


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Total area: approx. 207.8 sq. metres (2236.5 sq. feet)













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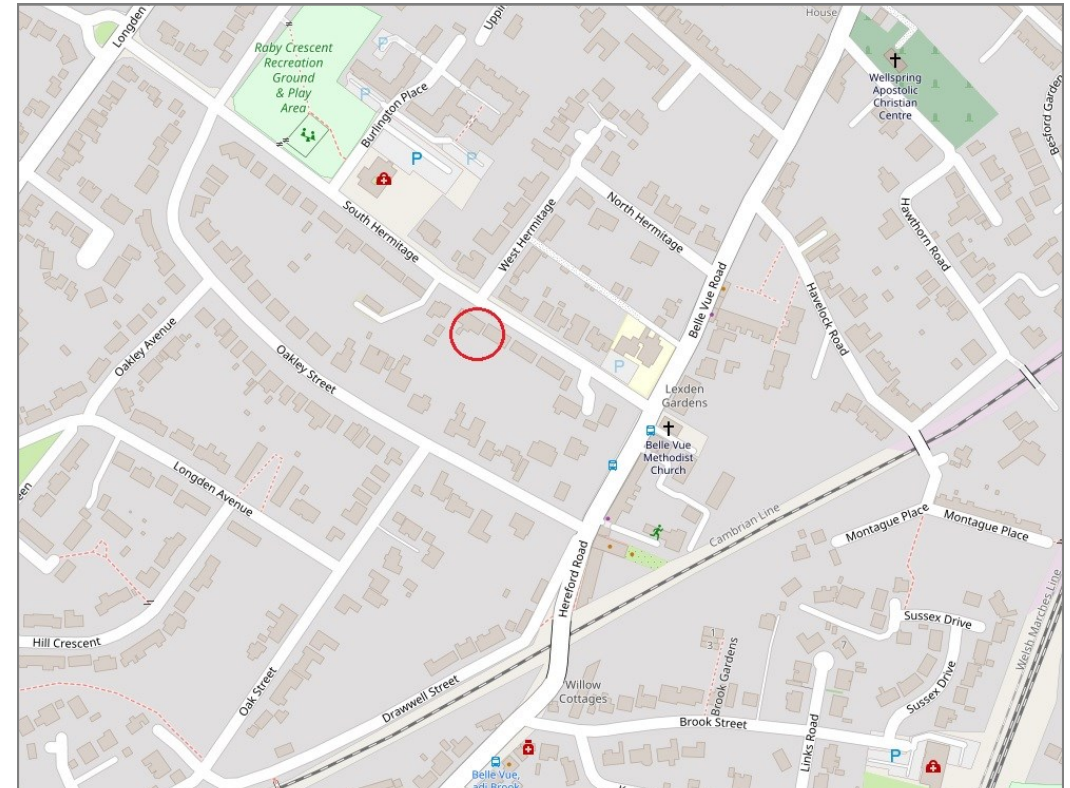
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**BOUNDARIES NOT CONFIRMED**



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

**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.

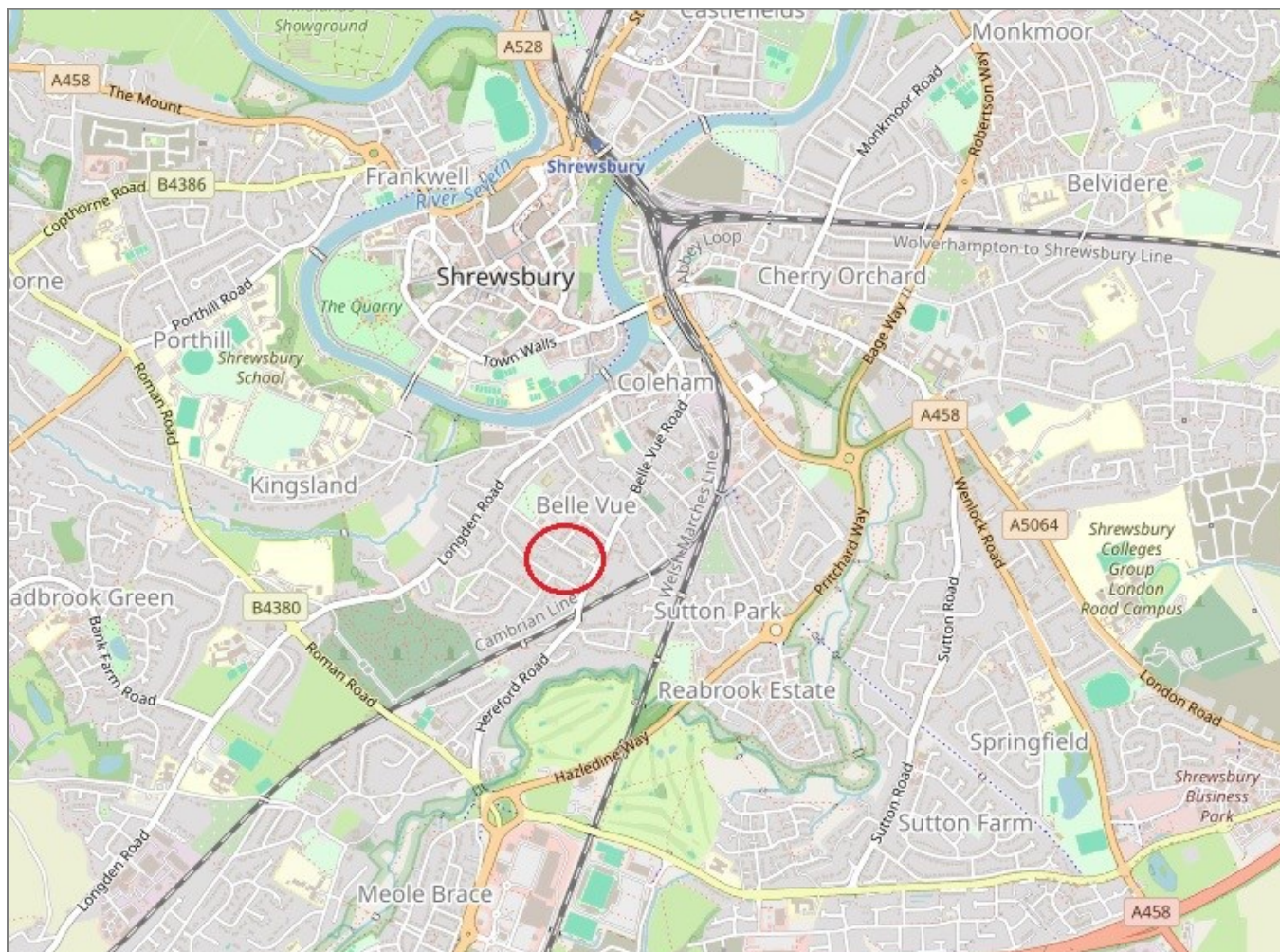


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