



27 South Hermitage, Belle Vue, Shrewsbury SY3 7JS

3 bedroom semi-detached house—£385,000 Freehold

27 South Hermitage, Belle Vue, Shrewsbury SY3 7JS

Coopergreenpooks.co.uk

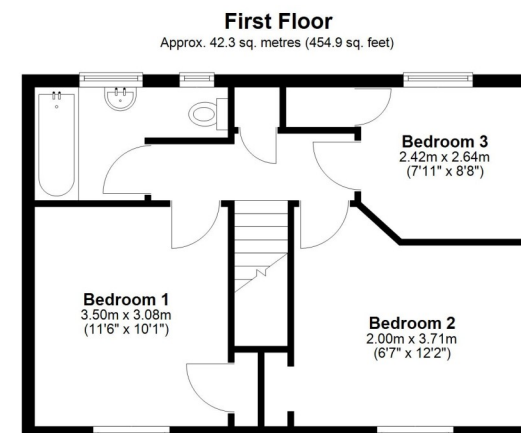
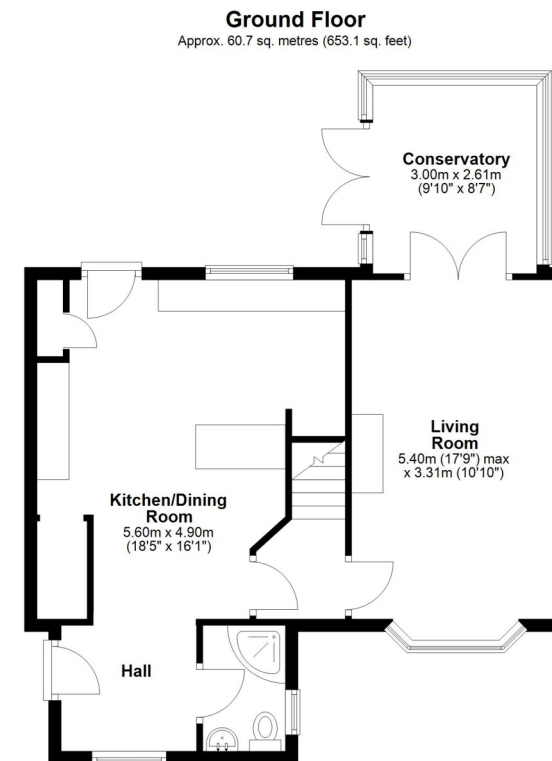
£385,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

A well-proportioned 3-bedroom semi-detached house, with a garage and very large private south facing garden. The property is located in a superb position right opposite South Hermitage Park in the highly sought after Belle Vue area of Shrewsbury, just a short walk from Coleham and the town centre.

KEY FEATURES

- Entrance hall with window to front, shower room and access to kitchen.
- Living room having window to front and glazed double doors to rear which connect to the conservatory. There is also a feature stone fireplace with gas fire.
- Open plan kitchen/dining area with tiled flooring, range of fitted units including a breakfast bar, window and part glazed door to rear.
- Staircase from inner hall to the first-floor landing which has built in storage and doors to all 3 bedrooms, as well as the family bathroom. Each of the bedrooms has a built-in wardrobe.
- Gas central heating and replacement double glazed windows.
- Private gravelled driveway to front which provides parking for about 2 cars. There is also a single garage included in the sale that forms part of a block of 5 and is located towards the rear of the property, via a separate driveway.
- Impressive and sizable south facing rear garden, which is laid extensively to lawn with some established trees and a paved sun terrace.
- Very good location in one of the towns most popular neighbourhoods, a 5-minute walk from the fantastic amenities of Coleham and its outstanding primary school. The Priory secondary school is also within walking distance, as is the town centre



Total area: approx. 102.9 sq. metres (1108.0 sq. feet)







27 South Hermitage, Belle Vue, Shrewsbury SY3 7JS

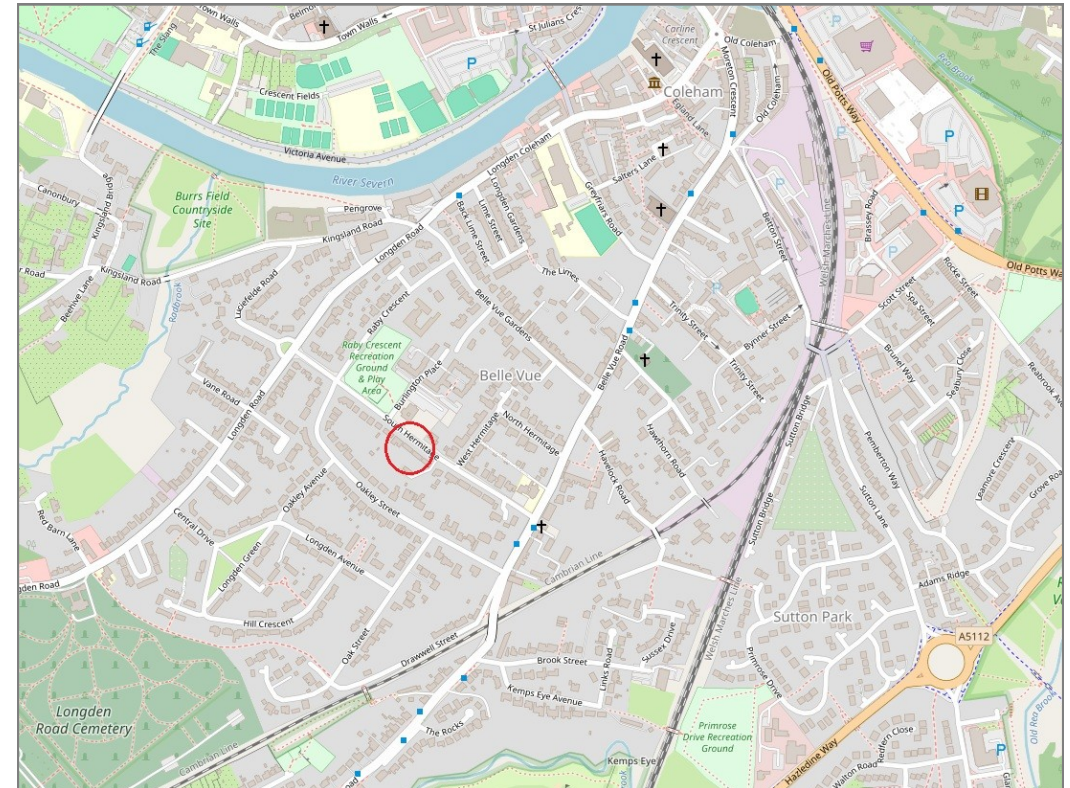
£385,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band C
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.

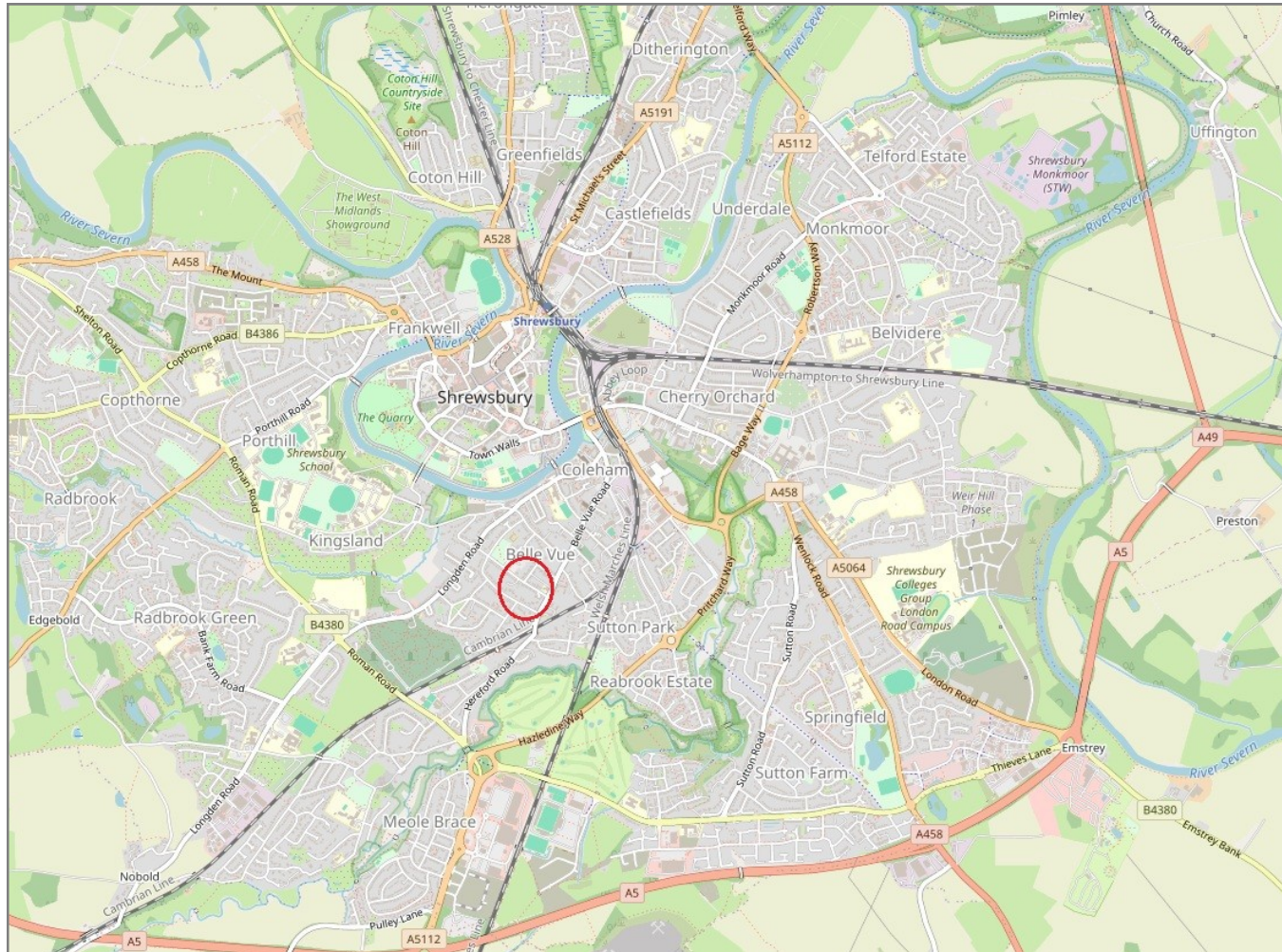
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

27 South Hermitage, Belle Vue, Shrewsbury SY3 7JS

Coopergreenpooks.co.uk

£385,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.