



12 Hereford Road, Belle Vue, Shrewsbury, SY3 7RB

3 bedroom semi-detached house — £350,000 Freehold

12 Hereford Road, Belle Vue, Shrewsbury, SY3 7RB

Coopergreenpooks.co.uk

£350,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

Well-situated in a lovely position within the popular Belle Vue area of town, this mature semi-detached house provides extended and versatile accommodation, while benefitting from a generous garden and detached single garage.

KEY FEATURES

- Entrance hall with a turning staircase to landing
- Two good sized reception rooms, with the family room having a feature fireplace and bay window
- Extended open plan kitchen/dining room, complete with a range of fitted units and glazed double doors onto the garden
- There is also a useful ground floor utility/store, accessed off the dining area
- On the first floor are three double bedrooms, a family bathroom with shower, and separate WC
- uPVC double glazed windows and gas fired central heating throughout
- Lovely private and established rear garden, laid to lawn with a paved patio, a selection of shrubs and trees, and a detached single garage
- Accessed via a lane to the side of the property is a gateway providing vehicular access to the rear of the property, offering potential to create driveway parking
- Located in a great position within the very popular Belle Vue area, a short walk from the excellent amenities of Coleham, with its outstanding primary school, cafes, various pubs, and many independent shops. The town centre is also just a short distance away, as is the Meole Brace retail park and road links via the bypass
- Sold vacant with no onward chain

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



12 Hereford Road, Belle Vue, Shrewsbury, SY3 7RB

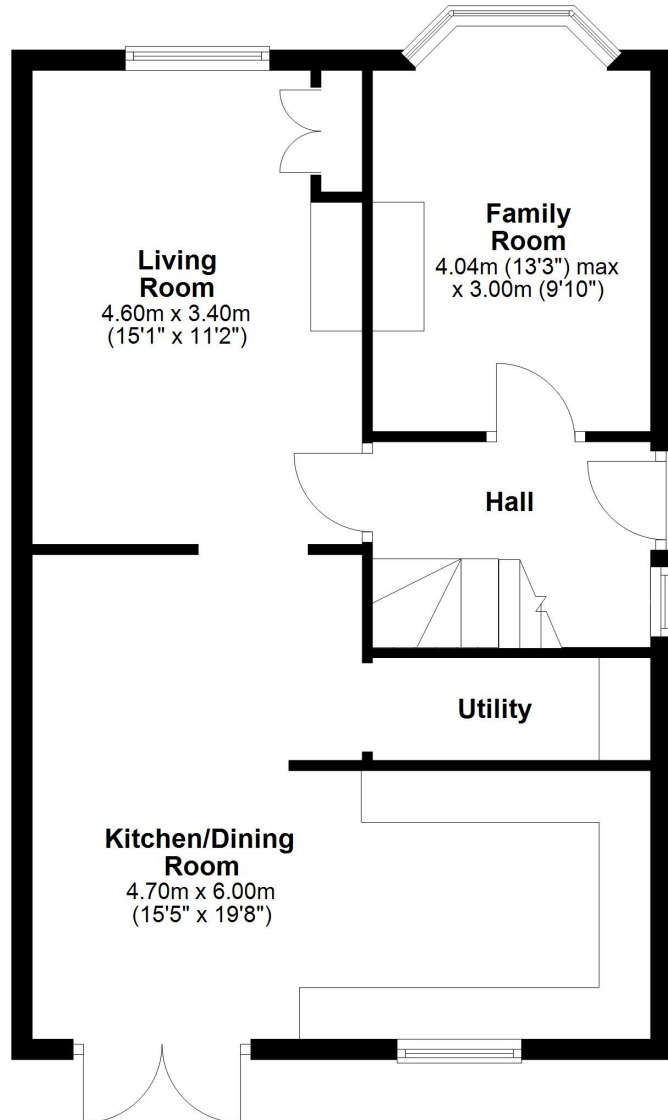
Coopergreenpooks.co.uk

£350,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

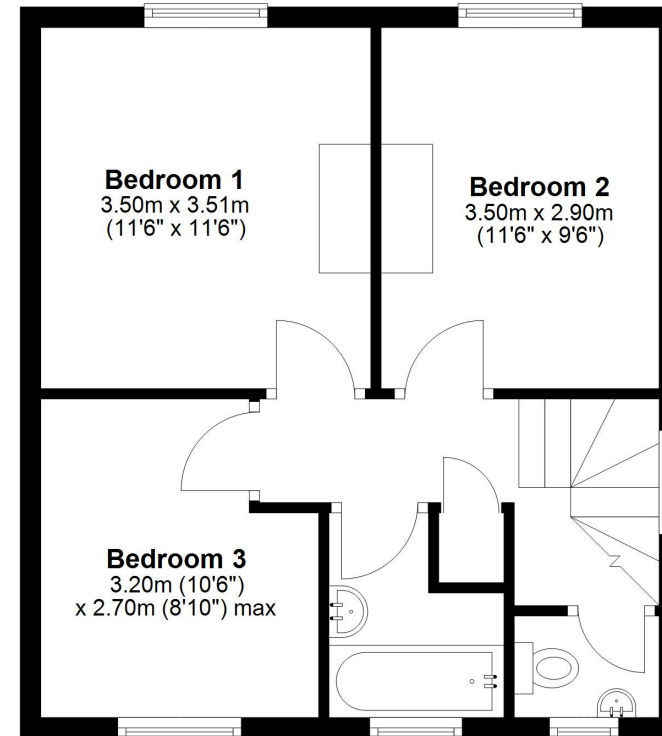
Ground Floor

Approx. 56.7 sq. metres (609.8 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Total area: approx. 96.8 sq. metres (1042.4 sq. feet)









12 Hereford Road, Belle Vue, Shrewsbury, SY3 7RB

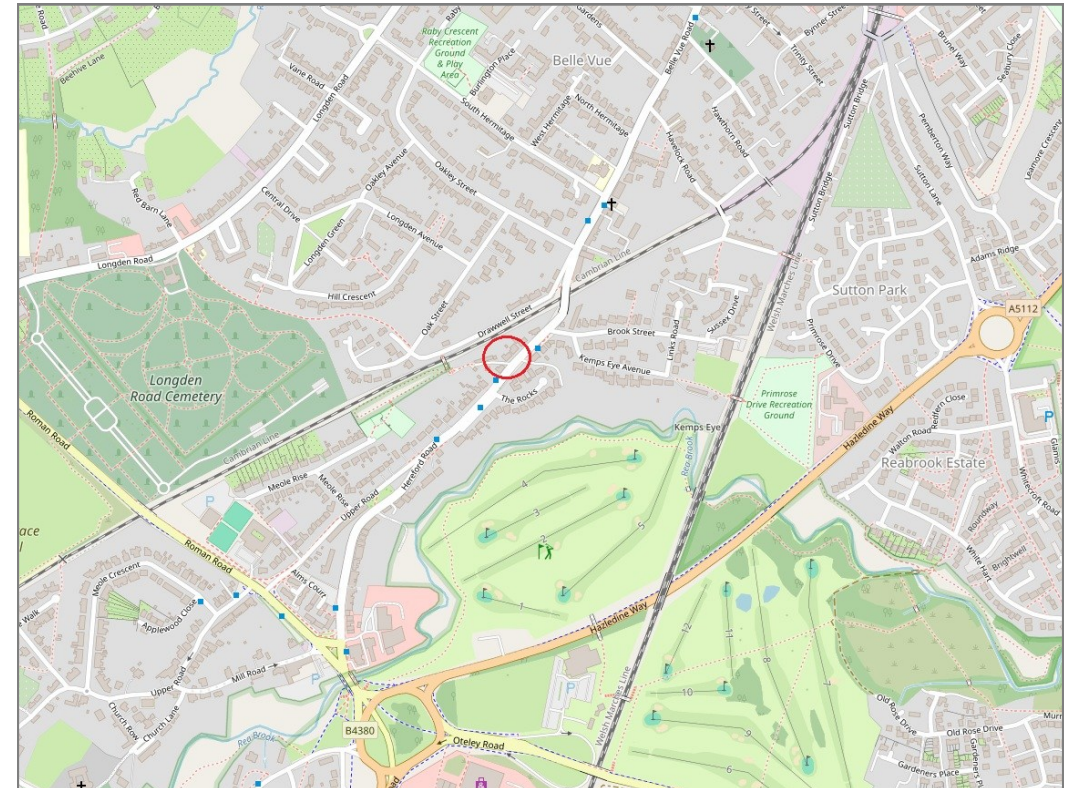
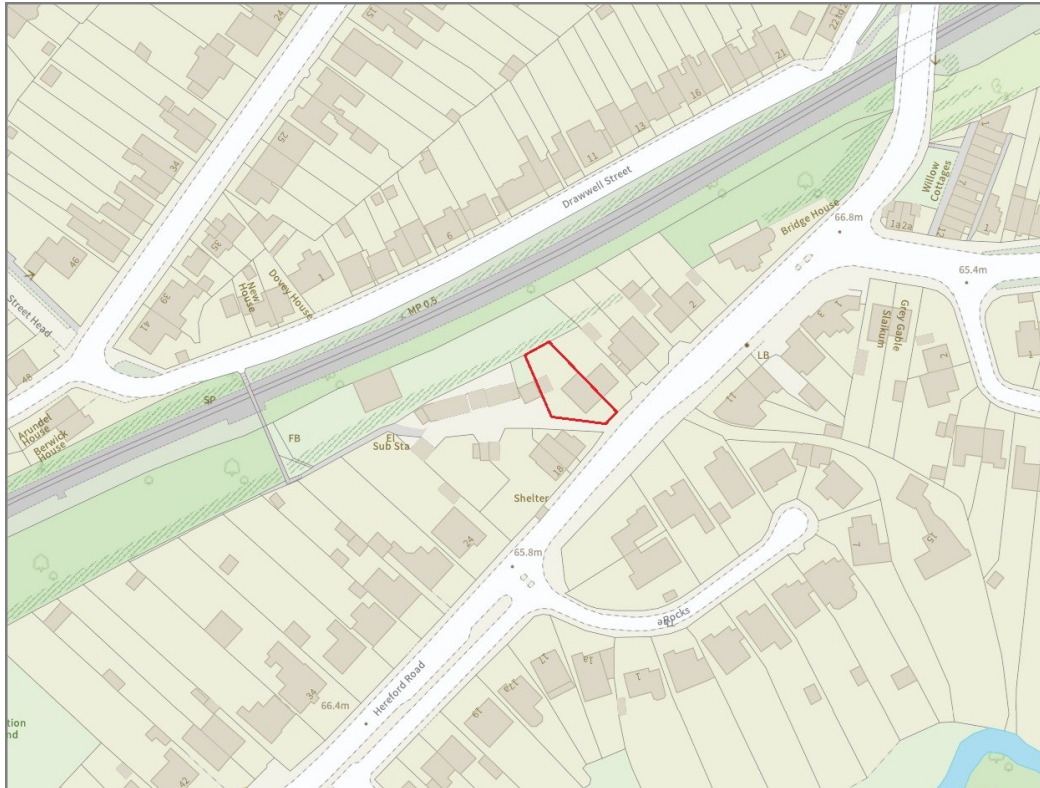
£350,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
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.

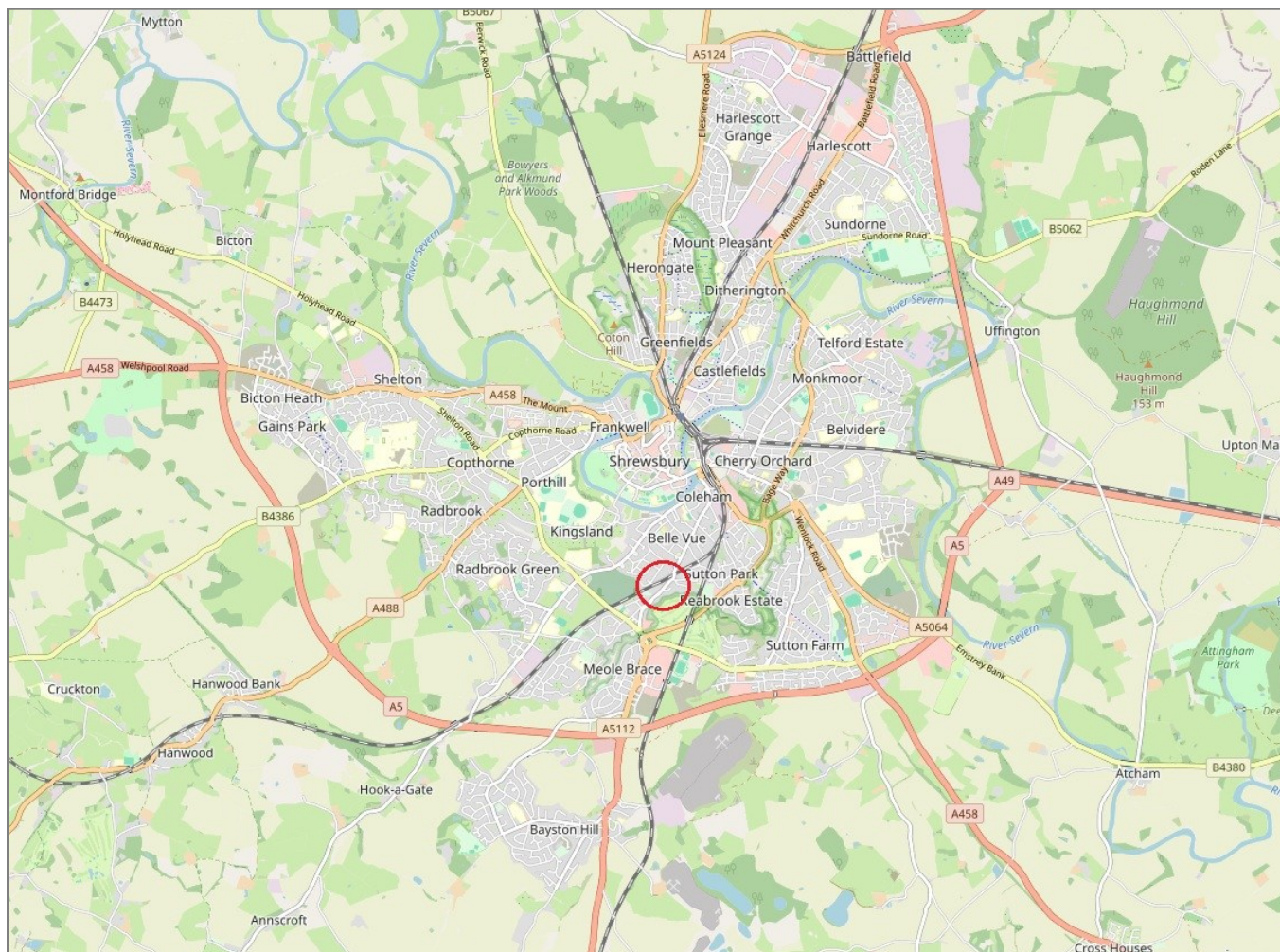
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

12 Hereford Road, Belle Vue, Shrewsbury, SY3 7RB

Coopergreenpooks.co.uk

£350,000 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.