



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

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

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sales@cgpooks.co.uk

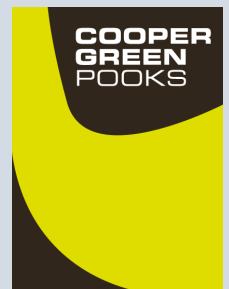
Well-situated in a lovely position within the popular Belle Vue area of town, this mature semi-detached house provides extended and versatile accommodation, while benefitting from a generous garden and detached single garage.

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

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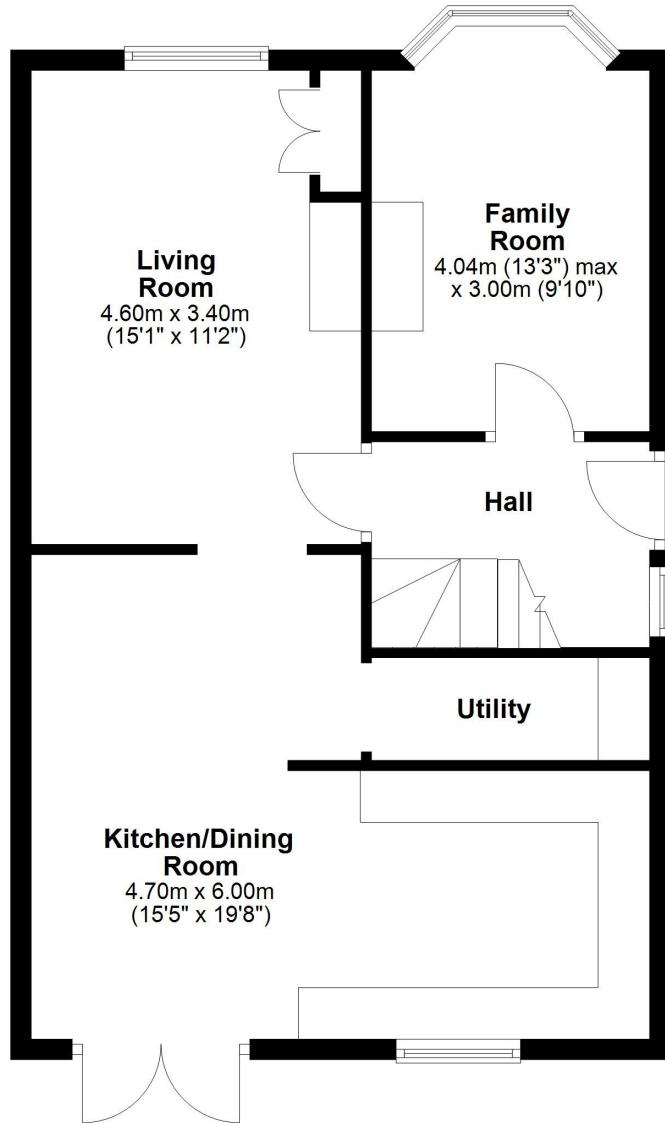


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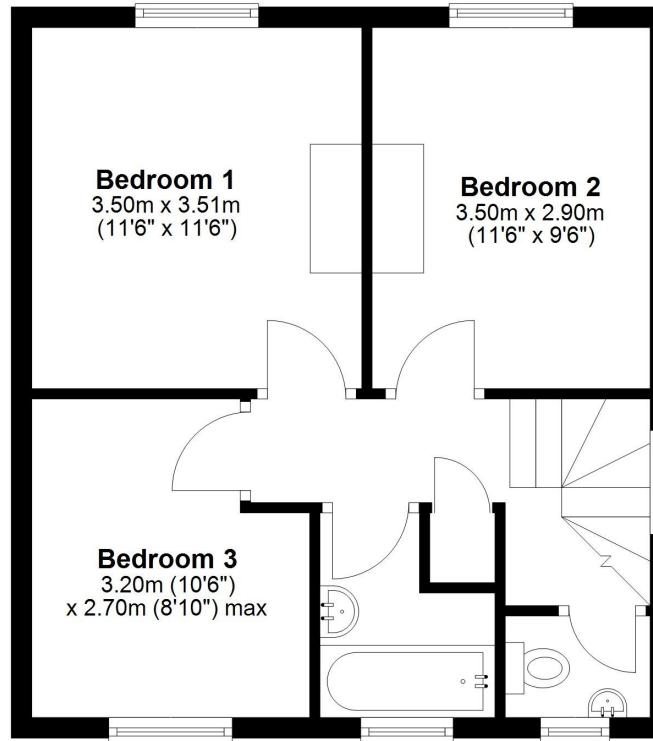
Ground Floor

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)









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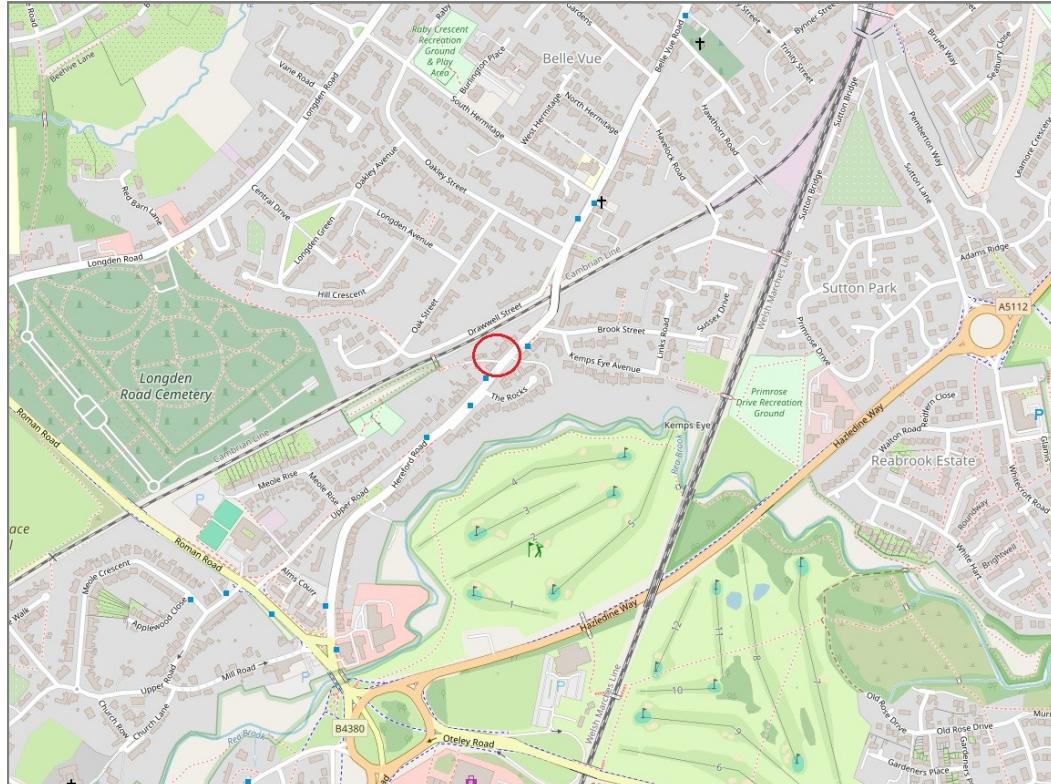
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BOUNDARIES NOT CONFIRMED



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

 **expert** mortgage advice available

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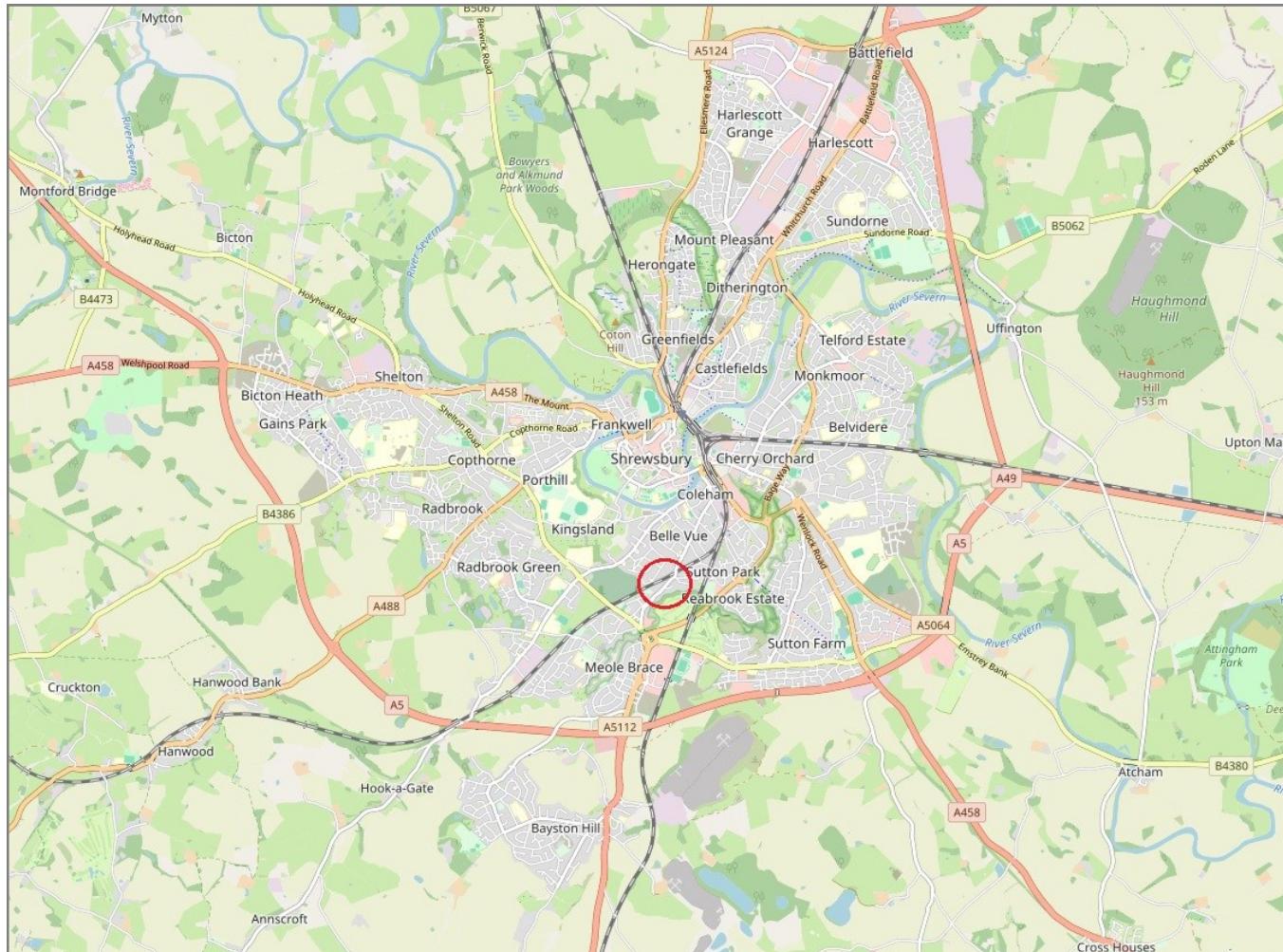


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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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