



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

15 North Hermitage, Belle Vue, Shrewsbury SY3 7JW

£650,000 Asking Price

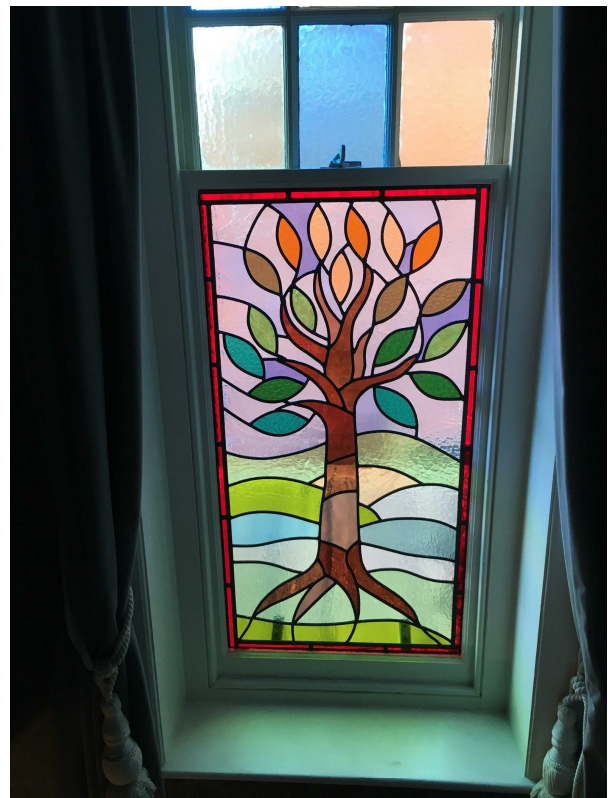
To view this property please call us on 01743 236 800 Ref: T7267/SL/MU

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# A particularly well appointed, much improved and attractively presented, Edwardian, semi detached 5 bedroomed family residence.

This delightful Edwardian, semi-detached residence provides well planned and well proportioned accommodation throughout. Sympathetic attention to the Edwardian aesthetic means that the original character of this home is retained with details such as separate reception rooms and William Morris wallpaper in the garden room, hall, landing and Bedroom 2. The kitchen and breakfast room benefit from morning light and are bright and airy. These are the only rooms that don't have the original fireplace. There is a passive solar system for the provision of hot water via panels on the south facing roof. Gas central heating throughout.

Situated in a brilliant 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.



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## INSIDE THE PROPERTY

Panelled entrance door with decorative leaded lights to :

### ENTRANCE HALL

With decorative tiled floor  
Understairs storage cupboard.

### SITTING ROOM

13'0" x 13'0" (3.97m x 3.96m)

A pleasant room with bay window overlooking the garden and formal reception area to the front

Attractive fireplace with marble surround and mantel  
Built in book/display shelving and storage cupboard.

### DINING ROOM / GARDEN ROOM

13'0" x 13'0" (3.96m x 3.96m)

With polished woodblock floor

Attractive fireplace with surround and mantel

Glazed French doors opening onto and overlooking the garden to the rear.

### BREAKFAST ROOM

10'4" x 9'7" (3.14m x 2.92m)

A corner 'nook seat' recessed in on wall.

Window to the side

Panelled door to PANTRY (3#7" X 6'3") with a range of shelving

Electric light and power supply.

### KITCHEN

9'10" x 9'10" (2.99m x 2.99m)

Attractively appointed with a range of bespoke hand built units with granite working surfaces and integrated appliances

The kitchen door opens onto the patio with a pergola and vine.

### UTILITY ROOM

3'0" x 6'5" (0.92m x 1.95m)

With space and plumbing for washing machine and tumble dryer.

Window overlooking the garden.

### DOWNSTAIRS WC

With corner hand basin, WC

From the entrance hall a AN ATTRACTIVE STAIRCASE with handrail and balustrade rises to a FIRST FLOOR LANDING with a unique and attractive stained glass window commissioned by the current owners using a local artist, depicting the 'Tree of Life'.

### BEDROOM 1

12'11" x 13'0" (3.94m x 3.96m)

Fireplace with surround and mantel with decorative tiled slips

Bay window to the front

Range of built in wardrobes.

### BEDROOM 2

10'0" x 12'1" (3.06m x 3.68m)

Window overlooking the rear garden

Decorative fireplace, Morris wallpaper and very spacious walk-in storage cupboard.

### BEDROOM 3 / HOME OFFICE

6'6" x 6'5" (1.98m x 1.96m)

Window to the front.

This room has been converted to a home office.

Shelving and Internet access point.

### SPACIOUS SHOWER ROOM

With a large walk in shower

WC with high level flush

Large pedestal hand basin

Ornamental fireplace

Walls panelled to dado level

Built in airing cupboard enclosing insulated cylinder.

From the first floor landing a STAIRCASE rises to a SECOND FLOOR LANDING

### BEDROOM 4

7'6" x 13'2" (2.29m x 4.01m)

Window to rear.

Decorative fireplace

### BEDROOM 5

13'1" x 9'2" (3.98m x 2.79m)

Window to side

Decorative fireplace

## OUTSIDE THE PROPERTY

### TIMBER SECTIONAL GARAGE

with power supply.

TO THE FRONT the property is divided from the road by an ornamental dwarf wall surmounted by decorative wrought iron railings with a pillared entrance with ornamental matching wrought iron double gates, allowing access over a brick paviour drive and forecourt, providing parking space and serving the formal reception area. To the front and side there is an herbaceous border with climbing shrubs and climbing rose.

A gateway to the side allows access to the rear SOUTH FACING WALLED GARDEN. This is an attractive, sheltered and private garden featuring two patio areas. One accessed from the kitchen with a vine covered pergola and a smaller patio accessed from the dining/ garden room with jasmine planted in the border and a clematis arch leading to the lawned area.

The borders are well stocked with seasonal bulbs, ornamental shrubs and herbaceous plants providing interest throughout the seasons. A productive fig tree produces figs annually along with the prolific loganberry on the north facing wall. A pear tree and Bramley apple tree complement the grapes produced by the vines on the pergola.

A POTTING SHED is included in the sale

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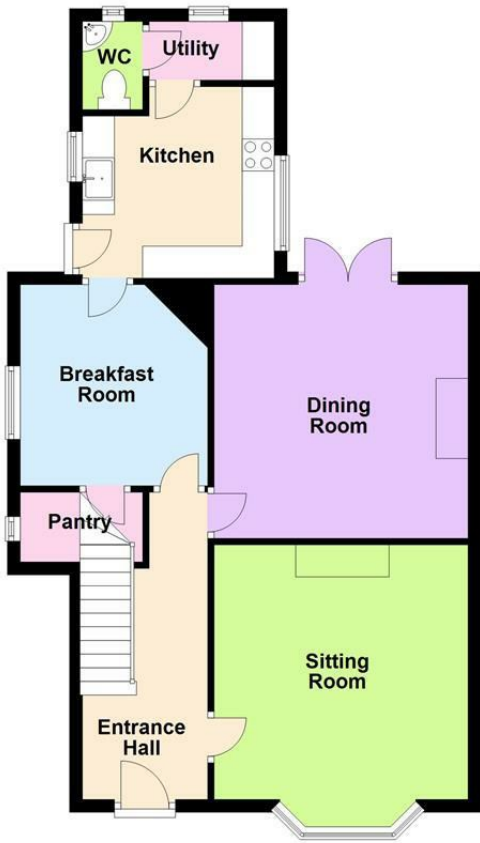




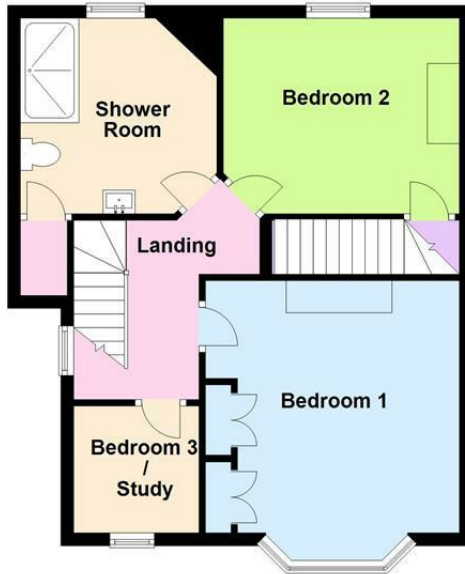


# FLOOR PLANS ...

**Ground Floor**  
Approx. 688.6 sq. feet



**First Floor**  
Approx. 560.3 sq. feet



**Second Floor**  
Approx. 292.5 sq. feet



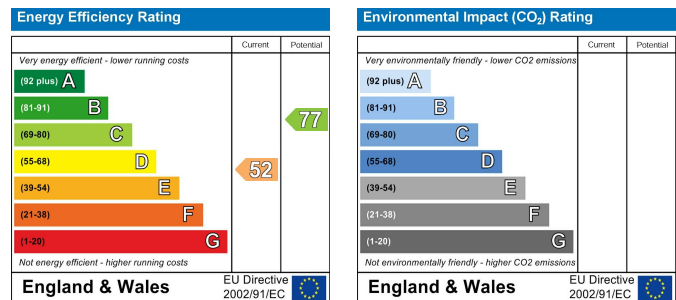
Total area: approx. 1541.4 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge and round the gyratory system into Coleham Head. Continue through Moreton Crescent and along Belle Vue Road for some distance eventually turning right into North Heritage, after a further short distance the property will be found on the left hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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