

Roger Parry & Partners

7 Hermitage Walk, Shrewsbury, SY3 8PX





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Offers In The Region Of £270,000

Offered for sale with no upward chain, this mature three bedroom terraced property occupies a sought-after position in Mountfields, within easy walking distance of Shrewsbury town centre.

Requiring modernisation and upgrading, the property retains character offering an exciting opportunity for purchasers to create a home to their own taste and specification.

Accommodation includes a living room, open-plan kitchen/dining room and sunroom, cellar, with three bedrooms and a shower room to the first floor. Outside, the rear garden is a particular feature, offering excellent space for outdoor dining and entertaining. Further benefits include gas central heating and partial uPVC double glazing.













Hermitage Walk occupies a delightful position within a sought after area of Shrewsbury, offering the ideal combination of a peaceful residential setting and easy access to the town centre. The historic centre of Shrewsbury is within comfortable walking distance and provides an excellent variety of independent shops, cafés, restaurants, public houses and leisure facilities. Attractive riverside walks along the River Severn are also readily accessible, adding to the appeal of this particularly convenient location.

Living Room
With fitted carpet, feature fireplace and access to the cellar.

Kitchen/ Diner
Fitted with a range of wooden eye-level and base units, complemented by worktops incorporating a stainless steel sink with mixer tap. Space for appliances include an oven with four-ring gas hob, fridge/freezer, washing machine and dishwasher. Further benefits include a useful storage cupboard, wood-effect flooring and access to:

Sunroom
With wood effect flooring.

Stairs rise to first floor landing.

Bedroom
With fitted carpet.

Bedroom
With fitted carpet.

Bedroom
With fitted carpet. Suitable for a home office or nursery.

Shower Room
Fitted with a shower cubicle with shower unit and curtain, low-level flush WC and wash hand basin, complemented by vinyl flooring.

Outside
The rear garden is a particular feature of the property, being of a generous size. It is mainly laid to paved patio and lawn, enclosed by fencing and benefiting from a useful storage shed. Residents of Hermitage Walk have access to a community garden.

General Notes
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 29 Mbps & Superfast 1800 Mbps. Mobile Service: Good outdoor, variable in home. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority: Shropshire Council
Council Tax Band: B
EPC Rating: D
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.