



111 HEREFORD ROAD

SHREWSBURY | SY3 7QZ

Halls 1845



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Close to town amenities.

A HIGHLY DESIRABLE MATURE TERRACED HOUSE, PROVIDING ROOMS
OF PLEASING PROPORTION, SET WITH GENEROUS GARDENS IN THIS
MOST CONVENIENT LOCATION.

Walking distance to amenities
Attractive period house
Neatly proportioned rooms
Generous easily maintained gardens
No onward chain



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury Town Centre proceed down Wyle Cop and over the English Bridge staying in the right hand lane, proceeding around the gyratory heading towards Coleham. Continue along Belle Vue Road and proceed onto Hereford Road and the property will be identified on the left hand side clearly identified by a Halls For Sale Board.

SITUATION

The property is conveniently positioned within close proximity to a number of local amenities together with a popular retail park in Meole Brace. Shrewsbury Town Centre offers a fashionable and comprehensive range of social and leisure amenities together with a rail service. Commuters will be pleased to note there is excellent access on to the A5 which links around to the M54 motorway and towards Telford and the Midlands.

PROPERTY

A charming period terraced home offering well-proportioned accommodation and generous rear gardens, ideally suited to first-time buyers, downsizers or investors alike.

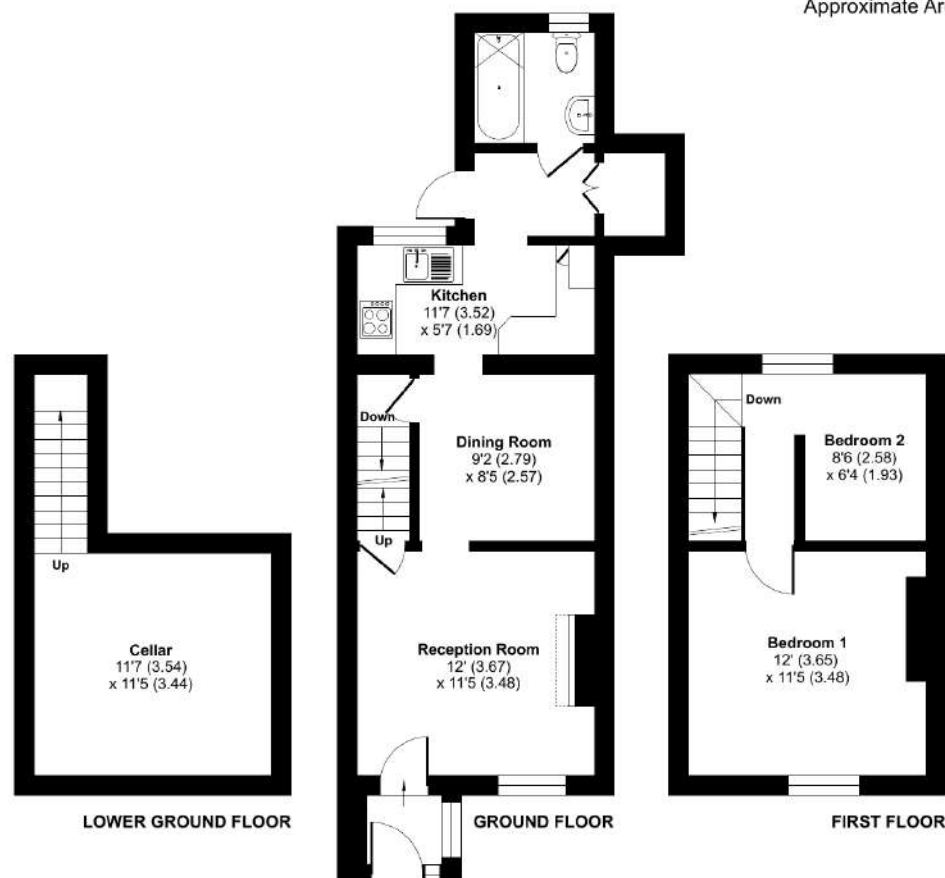
The ground floor comprises a useful entrance porch leading into a welcoming living room featuring an attractive brick and tiled fireplace. A centrally positioned dining room provides an excellent space for entertaining and leads through to a well-fitted kitchen located at the rear of the property.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1407830

Completing the ground floor is a rear hall with door opening out to the gardens, together with the family bathroom. In addition, the property benefits from a useful tanked cellar, providing valuable dry storage space.

To the first floor are two well-proportioned bedrooms.





OUTSIDE

Externally, the majority of the gardens are situated to the rear and offer a delightful outdoor space. A block-paved sun terrace provides the perfect seating area for al fresco dining, leading onto flowing lawns bordered by well-stocked shrubbery beds. To the far end of the garden are a number of raised beds and a useful storage shed.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – B



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. 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.
2. 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.
3. The photograph(s) depict only certain parts of the property. It should 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



