



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

3 bedroom semi-detached house — £325,000 Freehold

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Coopergreenpooks.co.uk

£325,000 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

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sales@cgpooks.co.uk  
01743 276666

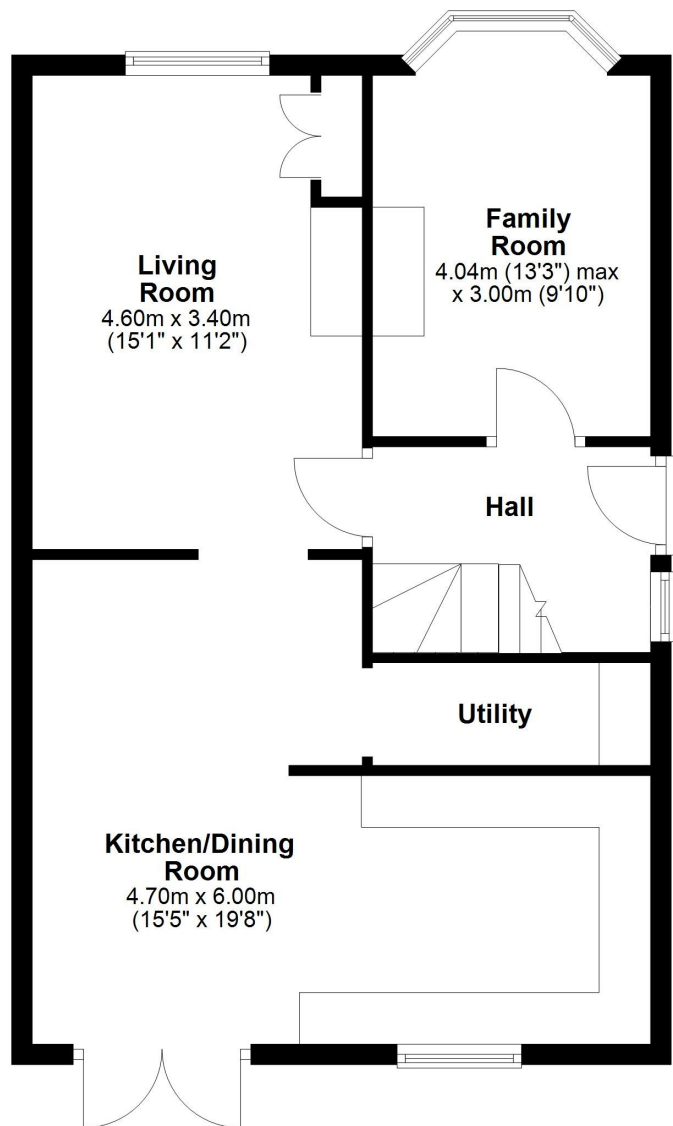


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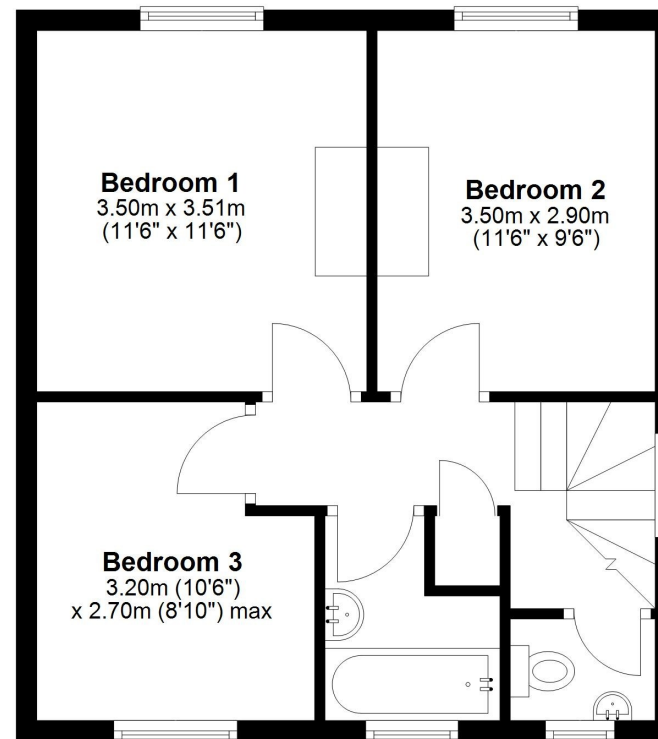
### Ground Floor

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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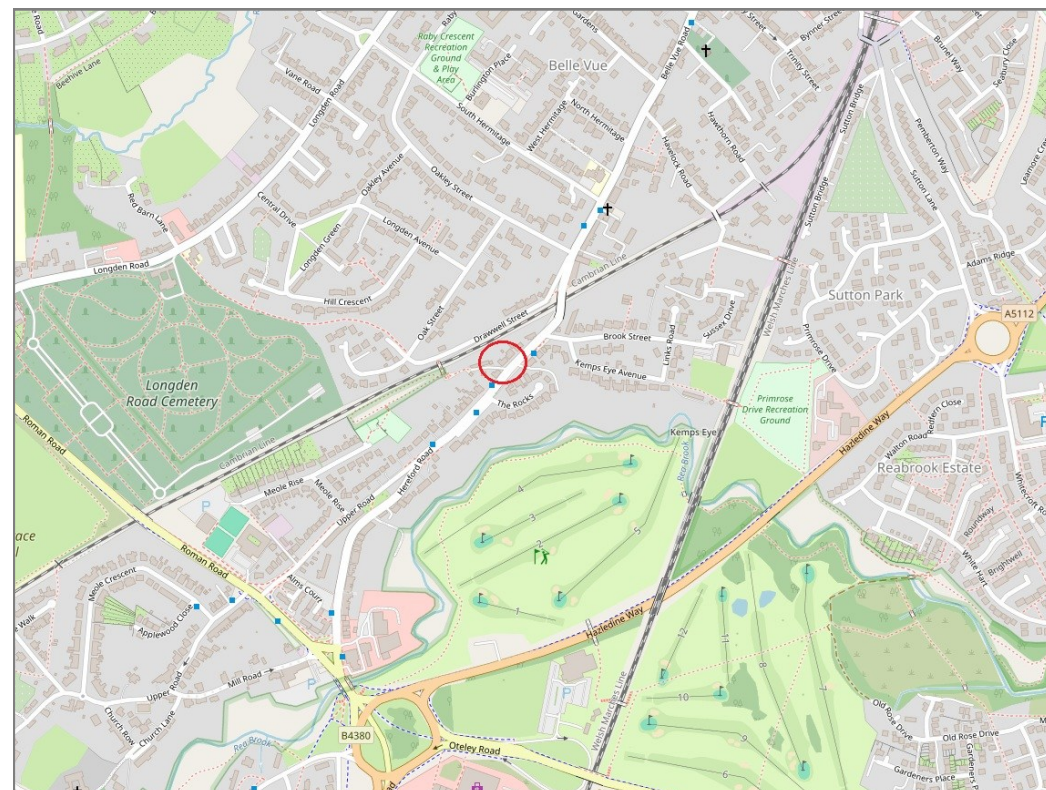
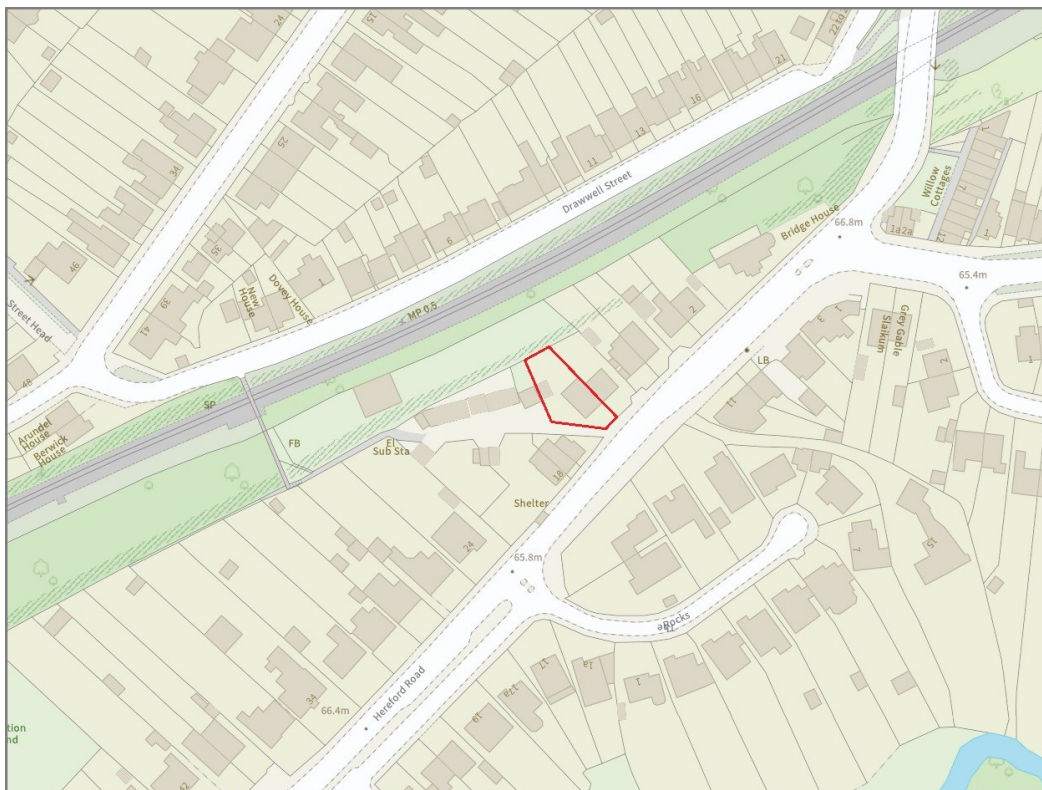
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**BOUNDARIES NOT CONFIRMED**

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

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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Your home may be repossessed if you do not keep up repayments on your mortgage.

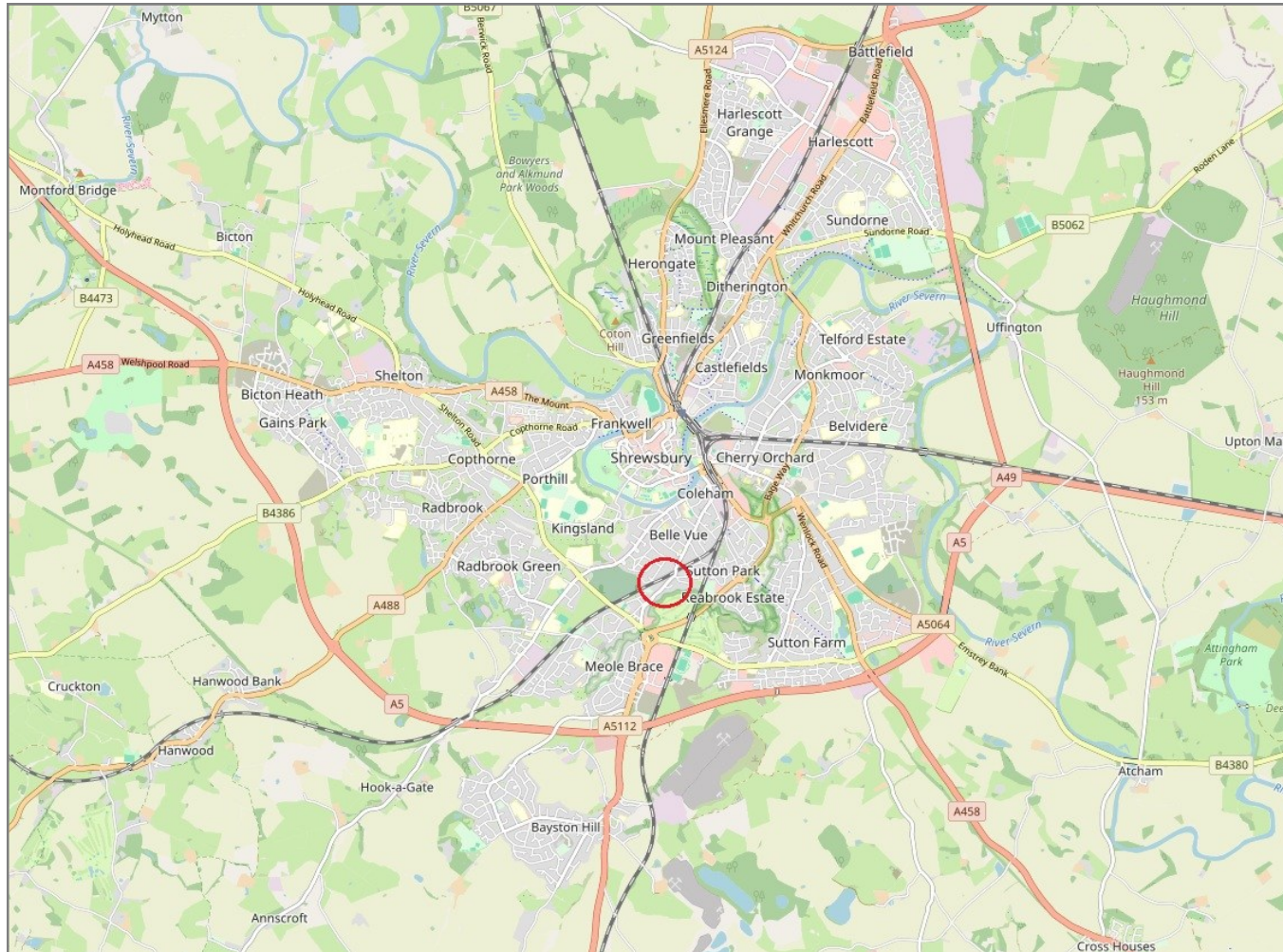
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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