



10 HERMITAGE CLOSE
WESTBURY | SHREWSBURY | SY5 9QL





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Shrewsbury 11.5 miles | Telford 24.9 miles
(all mileages are approximate)

A FOUR BEDROOM SEMI DETACHED HOUSE OFFERING ROOMS OF
PLEASING PROPORTION SET WITH GARDENS AND DRIVEWAY PARKING
IN A QUIET CUL-DE-SAC POSITION.

Private location
Well presented throughout
4 bedrooms, 3 reception rooms
Sought after village location
Lovely gardens and driveway parking



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3words - ///disposing.grazes.succumbs

From Shrewsbury take the A488 towards Montgomery passing through Nox and Yockleton. On entering Westbury, proceed past Nigel Farr Farm Services and then at the crossroads take the right turn opposite the Red Lion pub. Continue along on this road passing the church and take the right turn into Hermitage Close. Continue into the cul-de-sac, turn right and the property will be found on the left hand side.

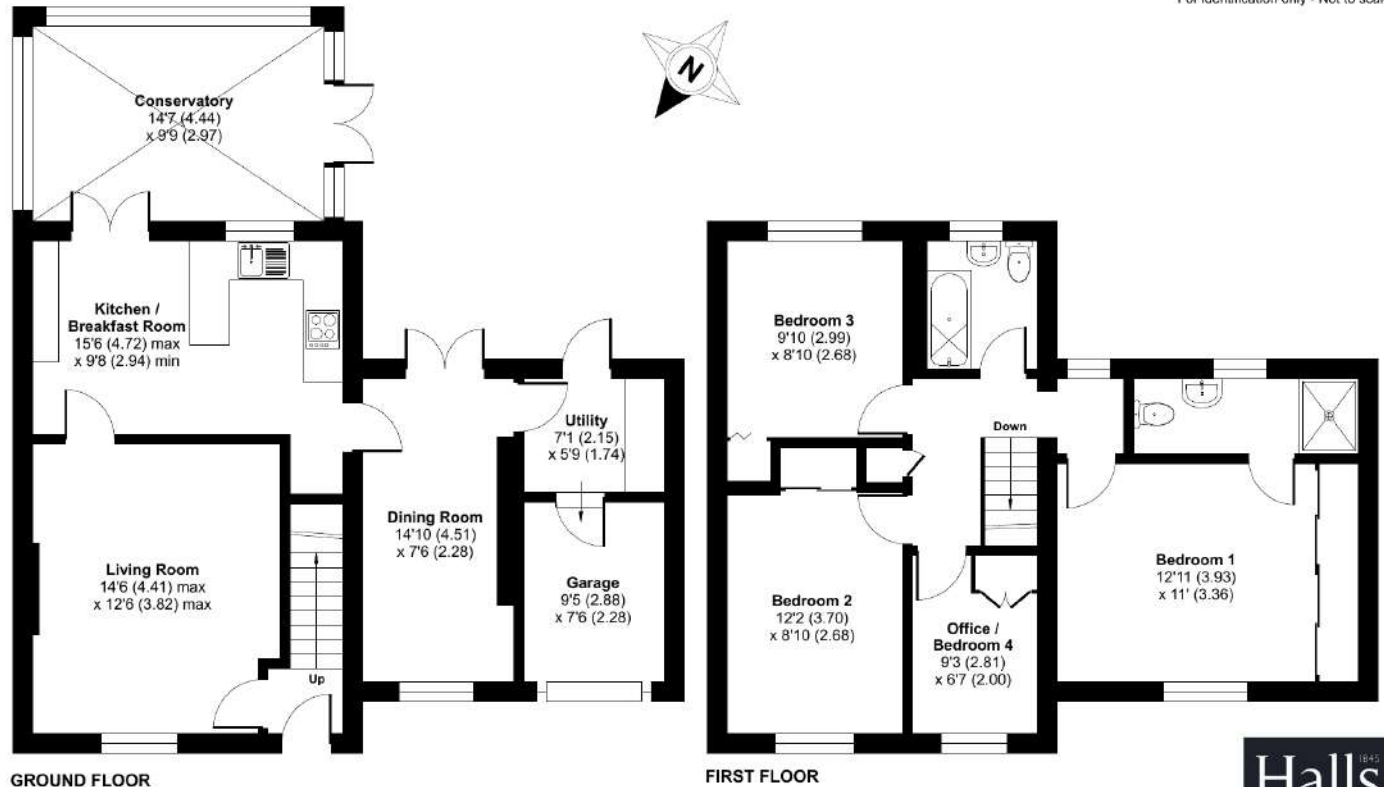
SITUATION

The nearby villages of Westbury and Worthen offer thriving communities including a shop, primary school, church and a medical practice. Commuters will find that the property is well placed with easy access to Shrewsbury, in particular the main A5 which links east to the M54 motorway and then onto Telford or north to Oswestry. To the west lies Montgomery with Welshpool offering a gateway to Mid Wales and the Welsh coast.

PROPERTY

10 Hermitage Close offers an excellent opportunity to purchase a modern semi-detached family home that has been updated and is well presented throughout.

To the ground there is a spacious living room with a door leading through to the kitchen/breakfast room. The breakfast kitchen has been updated and has breakfast bar, a superb range of floor and wall units and built in appliances.



Approximate Area = 1335 sq ft / 124 sq m

Garage = 63 sq ft / 5.9 sq m

Total = 1398 sq ft / 129.9 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1468673



Beyond the kitchen is a wonderful conservatory with wonderful views of the beautiful rear gardens. On the ground floor there is a further reception room that could be a family room or dining room with a useful utility room beyond.

To the first floor there are four bedrooms, with the principle bedrooms having an en-suite shower room, whilst the remaining three are served by the family bathroom.





OUTSIDE

There is extensive driveway parking, an integral garage (that is more of a useful storage area now). The gardens are a particular feature of the property and comprise of an extensive flowing lawn and a large patio area perfect for al fresco entertaining.

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, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - C



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.



