



112 HEREFORD ROAD

SHREWSBURY | SY3 7RA





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Close to town amenities.

A CHARMING PERIOD TERRACED HOME, OFFERING EXCELLENT ACCOMMODATION, SET WITH LAWNED GARDENS, SITUATED IN AN INCREDIBLY POPULAR LOCATION.

A beautifully presented 2-bedroom that has been renovated throughout

Charm and character

Open plan kitchen/dining/sitting room

Family bathroom downstairs

NO ONWARD CHAIN



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

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 right hand side clearly identified by a Halls For Sale Board.

SITUATION

Situated in Belle Vue, a short distance from the town centre. Belle Vue has a pharmacy, three pubs, takeaway's and a shop.

Ideally placed for Shrewsbury and all amenities including Schools, Shops, Supermarkets, Doctors, access to the A5/M54 motorway and has lovely walks to the Town Centre over the English Bridge and along the Quarry, and the banks of the River Severn. There are an array of wonderful boutique shops and restaurants on Wyle Cop, about 0.4 miles and into the Square which holds a number of events throughout the year and has a bespoke cinema.

Shrewsbury benefits from the Quarry Park, which is the main recreational park in the town, encompassing 29 acres of parkland with riverside walks, a playground and cafes, with the Boat House Inn as a popular eatery.

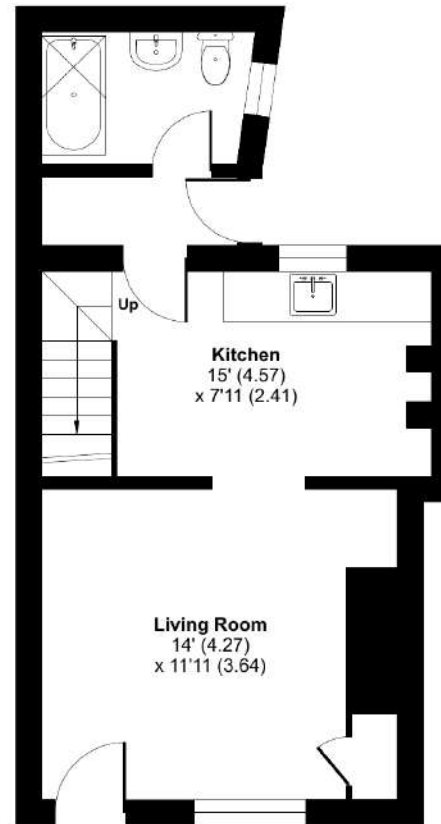
PROPERTY

Offered to the market with no onward chain, 112 Hereford Road is a beautifully presented two-bedroom period terraced home, thoughtfully renovated throughout while retaining an abundance of charm and character. Situated in one of Shrewsbury's most sought-after locations on the outskirts of the town centre, this delightful property offers stylish accommodation, generous outdoor space and the convenience of amenities within easy reach.

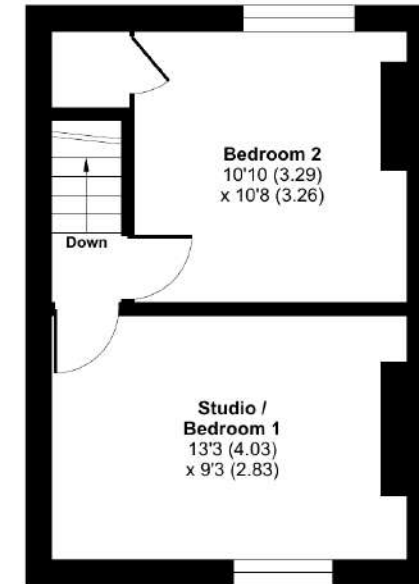
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1472510

Stepping inside, the home immediately impresses with its high ceilings, character features and welcoming atmosphere. The attractive open-plan living space seamlessly combines the sitting room, dining area and kitchen, creating a bright and sociable layout that is perfectly suited to modern living. The sitting area centres around a feature fireplace, adding warmth and character, while the beautifully appointed kitchen provides an attractive and practical space for everyday life and entertaining alike.

The property offers two well-proportioned bedrooms on the first floor, complemented by a well-appointed family bathroom conveniently located on the ground floor.



GROUND FLOOR



FIRST FLOOR



OUTSIDE

One of the property's standout features is its exceptional outdoor space. To the front, an extensive, beautifully maintained mature garden provides a peaceful retreat, complete with a patio seating area positioned directly outside the front door, creating the perfect place to relax or entertain. To the rear, there is a useful enclosed walled courtyard with gated rear access, ideal for secure bicycle storage, and offering potential to extend the accommodation into this area, subject to the necessary planning permissions and building regulations.

Combining period charm with contemporary finishes, generous gardens and an enviable location, this is a superb home that is ready to move straight into and is sure to appeal to first-time buyers, downsizers and investors alike.

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 - A



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.



