

72 Canon Street, Cherry Orchard, Shrewsbury, SY2 5HH www.hbshrop.co.uk



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

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Offers in the region of £270,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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An attractive spacious and particularly well proportioned, bay fronted period three bedroom semi-detached house with a pleasant southerly facing rear enclosed garden. The property is situated within this favoured residential location of Shrewsbury within walking distance of the Shrewsbury town centre, local amenities, schooling and within easy reach of the local by-pass linking up to the M54 motorway network. Viewing comes recommended.

Accommodation:

Storm porch, reception hallway, bay fronted lounge, separate dining room, spacious kitchen / breakfast room, first floor landing, three good sized bedrooms, re fitted bathroom, front and southerly facing rear enclosed garden, extensive sealed unit double glazing, gas fired central heating.

The accommodation in greater detail comprises of the following. All measurements are approximate only.

Storm porch:

With wooden framed glazed entrance door with decorative stained leaded window above gives access to:

Reception hallway:

Having period tiled flooring, radiator, decorative arch to ceiling, and part coving. Panelled door from hallway gives access to:

Bay fronted lounge:

12'11 max into bay x 12'11 (3.94m max into bay x 3.94m)

Having sealed unit double glazed walk-in sash bay window to front, picture rail, coving to ceiling, Living Flame coal effect gas fire set to a marble style hearth with decorative fire surround, radiator.

From reception hallway panelled door gives access to:

Dining room:

12'5 x 10'7 (3.78m x 3.23m)

Having glazed sash window to the rear, radiator, coving to ceiling, hearth with decorative fire surround. Panelled door from reception hallway gives access to:

Family kitchen / breakfast room:

17'7 x 10'4 (5.36m x 3.15m)

Comprises: a range of eye level and base units with built-in cupboards and drawers, wooden style fitted worktops with inset stainless steel sink drainer unit with mixer tap over, wall-mounted Worcester gas fired central heating boiler, tiled splash surrounds, vinyl floor covering, (space for a range of appliances),

radiator, glazed sash window to side and glazed window overlooking the rear garden. Part glazed door giving access to the rear garden, wall-mounted extractor fan, dado rail, original shelved storage cupboards, shelved walk-in under-stairs store cupboard / pantry with quarry tiled floor.

From reception hallway stairs rise to:

First floor landing:

Having loft access. From first floor landing panelled doors give access to all bedrooms and re fitted bathroom.

Bedroom one:

16'2 max x 10'10 (4.93m max x 3.30m)

Having two sealed unit double glazed sash windows to the front, radiator.

Bedroom two:

12'5 x 10'7 (3.78m x 3.23m)

Having sealed unit double glazed window overlooking rear garden, radiator.

Bedroom three:

11'0 x 10'2 (3.35m x 3.10m)

Having sealed unit double glazed window overlooking the rear garden, radiator.

Re fitted bathroom:

Having a white suite comprising: a roll top bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin, low flush wc, heated towel rail, tiled floor, fully tiled to walls, sealed unit double glazed window to side, extractor fan to ceiling.

Outside:

The front of the property has pedestrian gated access that leads to a paved pathway leading to the front entrance door. The front garden has a feature circular paved area surrounded by mature shrubs, low rise brick walling and picket fencing. Shared side access with neighbouring property leads to a pedestrian gate which gives access to a pleasant rear garden having, a L-shaped paved patio area with outside cold tap, lawned garden with well stocked borders containing a variety of shrubs, plants and bushes, a further paved patio area, timber garden shed, outside lighting point. The rear garden is enclosed by fencing and offers a southerly facing aspect.

Services:

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure:

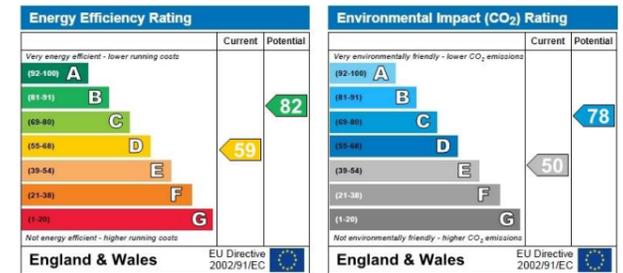
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services:

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer:

Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOOR PLANS

