



36 Cleveland Street, Cherry Orchard, Shrewsbury,  
SY2 5DN

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**Offers in the region of £260,000**

Viewing: strictly by appointment  
through the agent

**Holland Broadbridge**

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Offering stylish well presented and improved living accommodation throughout, this is an extremely attractive deceptively spacious three bedroom period bay-fronted mid-terrace house. The property is located within this highly desirable residential location within close proximity to a variety of excellent local amenities, tranquil riverside walks and the medieval town centre of Shrewsbury. The property boasts many pleasing features some of which include: attractive lounge with wood burning stove, stylish kitchen / diner, bespoke re-fitted bathroom, low maintenance front garden (which could provide off-street parking subject to the necessary planning consents) and a southerly facing rear enclosed garden. Viewing comes highly recommended by the selling agent.

#### Accommodation

Reception hallway, bay fronted lounge with attractive wood burning stove, re-fitted kitchen diner, rear lobby / laundry room, cloakroom, first floor landing, three bedrooms, luxury re-fitted bathroom, low maintenance front garden (subject to necessary planning consents) this could provide off-street parking, rear southerly facing enclosed gardens, partial double glazing, gas fired central heating. Viewing is recommended.

Wooden entrance door gives access to:

#### Reception Hallway

Having painted exposed wooden flooring, coving to ceiling, radiator. Panel door from reception hallway gives access to:

#### Bay Fronted Lounge

14'0 max into bay x 11'11 (4.27m max into bay x 3.63m) Having sealed unit double glazed walk-in bay window to front, exposed wooden flooring, attractive wood burning stove with decorative fire surround, storage cupboard with fitted shelving above, coving to ceiling.

Panel door from reception hallway gives access to:

#### Attractive Kitchen / Diner

13'8 x 12'0 (4.17m x 3.66m) Having a range of eye-level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, integrated oven, dishwasher, fridge and freezer, tiled floor, upvc double glazed window to rear, radiator, recessed spotlights to ceiling. Part glazed panel door from kitchen / diner gives access to:

#### Rear Lobby / Laundry Room

Having wall mounted gas fired central heating boiler, space for washing machine, tiled floor, upvc double glazed window, part glazed stable-style door giving access to rear gardens. Door from rear lobby / laundry room gives access to:

#### Cloakroom

Having low flush wc, wall mounted wash hand basin, tiled floor.

Door from rear lobby / laundry room gives access to brick steps which lead down to:

#### Cellar

12'0 x 9'3 (3.66m x 2.82m) Having radiator, fitted power and light.

From reception hallway stairs rise to:

#### First Floor Landing

Having loft access, panel doors from first floor landing then give access to all three bedrooms and re-fitted bathroom.

#### Bedroom One

13'11 x 9'2 (4.24m x 2.79m) Having upvc double glazed window to rear, radiator.

#### Bedroom Two

11'11 x 6'11 excluding recess (3.63m x 2.11m excluding recess) Having two built-in double wardrobes, sealed unit double glazed sash window to front, radiator.

#### Bedroom Three

12'0 max into recess reducing to 8'9 x 6'1 (3.66m max into recess reducing to 2.67m x 1.85m) Having sealed unit double glazed sash window to front, radiator, built-in store cupboard.

#### Re-fitted Bathroom

Having a luxury suite comprising: roll top panel bath with antique-style mixer tap over with hand held shower attachment off, walk-in tiled shower cubicle with drench shower over, plus additional hand held shower attachment off, pedestal wash hand basin, low flush wc, sealed unit double glazed window to rear, part tiled to walls and attractive vinyl floor covering.

#### Outside

To the front of the property there is a low maintenance slated stone area with paved pathway giving access to the front door. To the rear there is a southerly facing rear garden which comprises, lawned garden, two paved patio area, paved pathway to side, gated rear pedestrian access, mature shrubs and tree. The rear gardens are enclosed by fencing.

#### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		85
(81-91)	C		
(69-80)	D	65	
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOOR PLANS

