



34 Cleveland Street, Cherry Orchard, Shrewsbury,
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www.hbshrop.co.uk



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Offers In The Region Of £269,995

Viewing: strictly by appointment through the agent

An attractive, deceptively spacious and improved three bedroom period mid-terrace house. The property boasts pleasing features some of which include: two reception rooms, utility room, re-fitted bathroom, attractive mature southerly facing rear gardens and a home garden office/studio. The property is situated within this sort after residential location within close proximity to tranquil riverside walks and within walking distance of the medieval town centre of Shrewsbury. Viewing of this property comes highly recommended by the selling agent.

Accommodation

Reception hallway, lounge, separate dining room, kitchen, utility room, first floor landing, three bedrooms, re-fitted bathroom, mature front garden, attractive southerly facing rear enclosed garden with outside home office/studio, gas fired central heating. Viewing is recommended.

Part glazed wooden entrance door gives access to:

Reception hallway

Having period tiled floor, radiator, coving to ceiling, picture rail.

Stained glazed leaded wooden entrance door from reception hallway gives access to:

Lounge

11'4 x 10'5

Having upvc double glazed window to front, period style fireplace, coving to ceiling, parquet wooden flooring.

From reception hallway part glazed door gives access to:

Dining room

12'0 x 10'9

Having parquet wooden flooring, aluminum framed double glazed door giving access to rear gardens, painted brick fireplace, radiator.

Double doors from dining room give access to:

Under-stairs cloakroom

Having low flush WC, wall mounted wash hand basin, upvc double glazed window to side, period tiled floor.

Part glazed wooden framed door from dining room gives access to:

Kitchen

8'6 x 7'9

Having eye level and base units, fitted worktops with inset sink drainer unit with mixer tap over, four ring gas hob, integrated oven, tiled splash surrounds, aluminum framed double glazed window, period style tiled flooring, space for appliances.

From kitchen door gives access to:

Utility room

9'2 x 7'10

Having wash hand basin, radiator, upvc double glazed window to rear, part glazed stable style door to side, space for appliances. tiled floor.

From reception hallway stairs rise to:

First floor landing

Having loft access, upvc double glazed window to side, wall mounted gas fired central heating boiler.

From first floor landing doors give access to all bedrooms and re-fitted bathroom.

Bedroom one

11'5 x 9'0

Having upvc double glazed window to rear, radiator, exposed wooden flooring.

Bedroom

12'5 x 8'5

Having upvc double glazed window to rear, radiator.

Bedroom

8'2 x 7'5

Having upvc double glazed window to rear, radiator.

Re-fitted bathroom

Having a three piece modern suite comprising: tiled panelled bath with shower attachment off taps, glazed folding shower screen to side, wash hand basin set to vanity unit, low flush WC with hidden cistern, period style tiled flooring,, fitted cabinets, upvc double glazed window to front, wall mounted extractor fan, heated towel rail, part tiled to walls.

Outside

To the front of the property there is a well established garden having matured shrubs, plants, bushes, lawned garden with paved pathway giving access to front door.

Rear gardens

To the rear there is an attractive southerly facing garden comprising; lawned garden, raised beds, well established shrubs, plants and bushes and a patio area. The rear gardens are enclosed by fencing

At the end of the garden there is a:

Garden office/studio

13'0 x 7'3

Having a green roof with fitted power and light, wooden bi-folding doors.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

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			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

