

48 King Street, Cherry Orchard, Shrewsbury, Shropshire, SY2 5ES

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £249,995

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN is a most attractive, deceptively spacious and well maintained two double bedroom end of terrace period property. Cherry Orchard is an extremely popular and sought after residential location of Shrewsbury within close proximity to good amenities, tranquil riverside walks leading to the Quarry Park and medieval town centre of Shrewsbury. Commuter will be pleased to know that access to the local bypass is also readily accessible. Viewing is recommended

Accommodation

Reception hallway, dining room, bay fronted lounge, kitchen, first floor landing, two double bedrooms, bathroom, low maintenance front and rear enclosed gardens, detached sectional workshop/garage, part double glazing, gas fired central heating, NO UPWARD CHAIN

Wooden framed glazed entrance door with glazed window above gives access to:

Reception hallway

Having period tiled floor, radiator.

Wooden framed door from reception hallway gives access to:

Dining room

12'7 x 10'1

Having upvc double glazed window to rear, radiator, coving to ceiling, under-stairs shelved store cupboard.

Arch from dining room gives access to:

Bay fronted lounge

12'8 x 9'9

Having walk-in glazed sash bay window to front, radiator, coving to ceiling, living coal effect gas fire set to tiled hearth with decorative fire surround.

Wooden framed door from dining room gives access to:

Kitchen

9'6 x 7'1

Having eye level and base units with built-in cupboards and drawers, free standing washing machine and fridge, fitted worktops with inset stainless steel sink with mixer tap over, space for cooker, radiator, wall mounted gas fired central heating boiler, glazed window to side, upvc double glazed door giving access to rear of property, tiled floor.

From reception hallway stairs rise to:

First floor landing

Having loft access.

Doors then give access to: Two double bedrooms and bathroom.

Bedroom

13'4 x 10'4

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

Bedroom

12'7 x 7'9

Having upvc double glazed window to rear, radiator, coving to ceiling.

Bathroom

9'6 max x 7'2

Having a three piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low flush WC, part tiled to walls, vinyl wood effect floor covering, airing cupboard with hot water tank cylinder unit, radiator, upvc double glazed window to rear.

Outside

To the front of the property there is a low maintenance paved area with period tiled pathway giving access to front door. The front garden is enclosed by low rise brick walling. Shared side access then leads to a side gated access to the property's:

Rear garden

Having paved area, outside cold tap, stoned sections, inset shrubs and bushes. The rear gardens are enclosed by fencing.

At the rear end of the garden there is a:

Detached sectional garage

16'10 x 8'0 approximately

These measurements with taken externally and offer a guide only.

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).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

