

95 Canon Street, Cherry Orchard, Shrewsbury, Shropshire,
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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.
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Offers In The Region Of £393,950

Viewing: strictly by appointment through the agent

This is a most attractive, deceptively spacious and well presented bay fronted three bedroom period detached house, full planning permission was granted in early 2022 for the erection of a single storey rear extension Application No: 22/00344/FUL. Located on this highly desirable residential location. The property is within striking distance of excellent local amenities, tranquil riverside walks to the Quarry Park and walking distance of the Shrewsbury town centre. Commuters will be pleased to know that there is easy access to the local bypass, which then links up to the M54 motorway network and beyond. The accommodation briefly comprises of the following: storm porch, entrance hallway, bay fronted lounge, dining room with wood burning stove, BRAND NEW refitted kitchen, first floor landing, three bedrooms, bathroom, front and attractive southerly facing rear enclosed gardens. No upward chain. Viewing is recommended.

The accommodation in greater detail comprises the following:

Storm porch with wooden entrance door gives access to:

Hallway

Having radiator, coving to ceiling.

Panelled door from hallway gives access to:

Bay fronted lounge

12'7 x 10'8

Having an attractive period open fire, walk-in bay with range of double glazed sash windows to front, two radiators, coving to ceiling, picture rail.

Panelled door from hallway gives access to:

Dining room

14'2 x 11'5

Having wood burning stove set to an exposed brick hearth with inset timber mantle, tiled floor, pine shelved storage cupboards, double glazed window to rear, radiator, coving to ceiling.

Square arch from dining room gives access to:

BRAND NEW refitted Kitchen

11'1 x 6'10

Having eye level and base units with built-in cupboards and drawers, glass display cabinet, integrated appliances include fridge/freezer, disher washer and free standing cooker with cooker canopy extractor fan over, tiled floor, glazed window to side, wooden door giving access to rear of property. tiled splash surrounds, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, wall mounted gas fired central heating boiler.

From hallway stairs rise to:

First floor landing

Having loft access, picture rail.

Panelled doors from first floor landing then give access to:
Three bedrooms and bathroom.

Bedroom one

11'10 x 10'5

Having modern fitted Hammonds wardrobe, double glazed sash window to front, exposed wooden flooring, radiator, picture rail.

Bedroom two

11'0 x 6'10

Having upvc double glazed window to side, radiator.

Bedroom three

8'11 x 5'10

Having upvc double glazed window to rear, radiator, fitted wardrobe with eye level storage cupboards to side.

Bathroom

Having a four piece suite comprising: roll top bath, tiled shower cubicle, pedestal wash hand basin, low flush WC, part tiled to walls, upvc double glazed window to side, strip light with built-in shaver point, heated towel rail, recessed spotlight with built-in extractor fan to ceiling.

Outside

To the front of the property there is a neatly kept lawned garden with inset shrubs and flowers, tiled paved pathway gives access to front door. Gated pedestrian side access then leads to the property's:

Attractive southerly facing rear gardens

Having paved area, stoned section, lawned garden, a variety of mature shrubs, plants and bushes, timber garden shed, brick outhouse with tiled floor, outside cold tap. The rear gardens are enclosed by fencing.

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 C

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			83
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

