



59 Canon Street, Cherry Orchard, Shrewsbury, Shropshire,
SY2 5HH

www.hbshrop.co.uk



Offers In The Region Of £315,000

Viewing: strictly by appointment
through the agent



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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This is an attractive, spacious and well proportioned three bedroom period bay fronted semi-detached house, being offered for sale with No upward chain. The property is located on this highly desirable residential location, 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: Entrance porch, reception hallway, bay fronted lounge, sitting room, dining room, kitchen, conservatory, first floor landing, three double bedrooms, shower room, front and southerly facing rear enclosed gardens, extensive double glazing, gas fired central heating, solar panels on the roof which produce over 3 MWh average per year (over £1190 of electricity per year at today's rate of 34p per unit). Viewing is recommended.

The accommodation in greater detail comprises the following:

Sealed unit double glazed entrance door gives access to:

Entrance porch

Wooden framed glazed door then gives access to:

Reception hallway

Having period tiled floor, radiator, dado rail, under-stairs recess, coving to ceiling.

Door from reception hallway gives access to:

Bay fronted lounge

12'9 x 12'5 max into bay

Having secondary double glazed window to front, radiator, coving to ceiling.

Doorway from reception hallway gives access to:

Dining room

10'0 x 9'10

Having sealed unit double glazed window, radiator.

Door from dining room gives access to:

Sitting room

12'5 x 10'5

Having upvc double glazed window to rear, tiled hearth with decorative fire surround, coving to ceiling, radiator.

Doorway from dining room gives access to:

Kitchen

9'8 x 7'0

Having eye level and base units. fitted worktops. tiled splash surrounds, stainless steel sink, twin drainer, wall mounted gas fired central heating boiler, upvc double glazed window to side,

Stable style door give access to:

Conservatory

11'6 x 7'4

Having brick base, sealed unit double glazed window to rear, sealed unit double glazed doors giving access to rear gardens polycarbonated roof.

From reception hallway stairs rise to:

First floor landing

Having loft access (the loft is particularly well insulated), dado rail, linen store cupboard.

Doors from first floor landing then gives access to: Three double bedrooms and shower room.

Bedroom one

13'3 x 10'9

Having a range of fitted wardrobes, two secondary double glazed windows to front, coving to ceiling, radiator, internal wall insulation.

Bedroom two

12'6 x 10'5

Having upvc double glazed window to rear, radiator.

Bedroom three

10'2 x 10'0

Having upvc double glazed window to rear, radiator.

Shower room

Having corner shower cubicle, pedestal wash hand basin, low flush WC, Velux window, vinyl floor covering, fully tiled to walls, heated chrome style towel rail.

Outside

To the front of the property there is a low maintenance paved area with inset shrubs and low rise brick walling. To the side of this there is gated access which leads to a tiled pathway giving access to front door.

Gated pedestrain side access then leads to the property's:

Southerly facing rear gardens

Having paved and paved patio areas, lawned garden, generous sized timber shed, outside cold tap. The rear gardens are enclosed.

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.

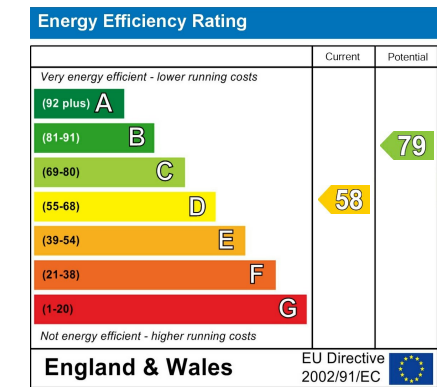
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Disclaimer

Any areas / measurements are approximate only and have

not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

