

21 Bishop Street, Cherry Orchard, Shrewsbury,
Shropshire, SY2 5HB

www.hbshrop.co.uk



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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 £410,000

Viewing: strictly by appointment
through the agent

An attractive, well presented, improved, spacious period bay fronted four bedroom end of terrace house. The property boasts appealing living accommodation throughout and has the added benefit of a detached generous sized single timber garage. Cherry Orchard is a desirable residential location within striking distance of good local amenities, tranquil riverside walks leading to the Quarry Park and is within walking distance of the historic town centre of Shrewsbury. Commuters will be pleased to note access to the local bypass linking up to the M54 motorway network is readily accessible. Viewing is recommended. The accommodation briefly comprises of the following: storm porch, reception hallway, bay fronted lounge, separate dining room, re-fitted family kitchen / breakfast room, laundry room with WC, first floor landing, master bedroom with en-suite shower room, three further bedrooms, fitted family bathroom, low maintenance front and rear enclosed gardens, generous sized single timber detached garage, gas fired central heating, period features,

The accommodation in greater detail comprises the following:

Storm porch

With part glazed wooden entrance door giving access to:

Reception hallway

Having wood effect flooring, under-stairs storage cupboard, radiator, coving to ceiling, picture rail.

Panneled door from reception hallway gives access to:

Bay fronted lounge

14'6 x 12'8 max into bay

Having glazed bay sash window to front with fitted shutters in addition glazed sash window to side with fitted shutters also, period style fireplace to decorative fire surround and tiled hearth, two fitted base units, one having shelved display unit above, coving to ceiling, radiator, wood effect flooring.

Pannelled door from reception hallway gives access to:

Dining room

13'4 x 11'11

Having two glazed sash windows with fitted shutters, period fireplace, radiator, wood effect flooring, picture rail, coving to ceiling.

Part glazed panelled door from reception hallway gives access to:

Attractive family kitchen breakfast room

18'2 x 12'5

Having a range of fitted base units with built-in drawers, wine rack, wooden style fitted worktop with inset ceramic sink and drainer unit with mixer tap over, free-standing Richmond Range style cooker with five ring gas hob, (SPACE for upright fridge freezer), two glazed sash windows to side, upvc double glazed window to rear, tiled floor, wall-mounted gas fired central heating boiler, sealed unit double glazed door giving access to the rear of property. Door from attractive family kitchen breakfast room gives access to:

Laundry room with WC

6'5 x 6'2

Having low flush WC, wall-mounted wash hand basin, (SPACE for washing machine), with storage cupboard to side, fitted wooden style worktop above, sealed unit double glazed window to side, tiled floor.

From reception hallway stairs rise to:

First floor landing

Having dado rail, two loft access's, linen storage cupboard, wall

light points. From first floor landing doors give access to four bedrooms and re-fitted family bathroom.

Bedroom

13'5 x 11'11

Having two glazed sash windows with fitted shutters, period fireplace, radiator, picture rail. Door from bedroom gives access to:

En-suite shower room

Having a corner shower cubicle, low flush WC, wall-mounted wash hand basin, part tiled to walls, wall light point, extractor fan to ceiling, heated chrome style towel rail.

Bedroom

11'1 x 9'9

Having two glazed sash windows with fitted shutters, pedestal wash hand basin, radiator, picture rail, built-in double wardrobe.

Bedroom

9'4 x 8'11 max into recess

Having upvc double glazed window to rear, radiator.

Bedroom

8'1 x 6'7 max reducing to 5'0

Having sash window to front with fitted shutters, two fitted double wardrobes, dado rail, radiator.

Re-fitted family bathroom

Having a four piece suite comprising: tiled panelled bath, pedestal wash hand basin, low flush WC, corner shower cubicle, recessed spotlights and coving to ceiling, tiled floor, upvc double glazed window to rear, radiator.

Outside

To the front of the property there is a low maintenance garden with paved and stoned sections with inset shrubs and mature hedging. Gated access then leads to a tiled pedestrian pathway giving access to the front entrance door. To the rear of the property there is a low maintenance garden comprising: brick and paved patio areas, low rise brick walling with inset shrubs, plants, bushes etc, gated pedestrian side access. At the bottom of the garden there is a generous sized single garage. The rear gardens are enclosed by fencing.

Single garage

10'9' x 8'6

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.

Council Tax Banding C

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 for sales).

Referral fee disclaimer

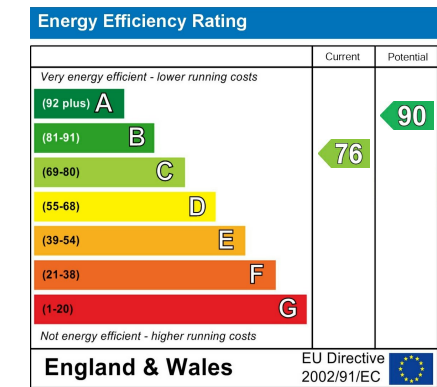
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

