



72 Bishop Street, Cherry Orchard, Shrewsbury,
Shropshire, SY2 5EZ

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 £309,000

Viewing: strictly by appointment
through the agent

Offered For Sale with NO UPWARD CHAIN, is this attractive, well presented and cherished bay fronted three bedroom period semi-detached house. The property is situated in this desirable and most convenient residential location within walking distance to local schooling, excellent amenities, tranquil riverside walks and the historic town centre of Shrewsbury. This property will be of interest to a number of buyers with a viewing recommended by the sole selling agent. The accommodation briefly comprises of the following: entrance hallway, bay fronted lounge / diner, kitchen / breakfast room, feature staircase, first floor landing, three good sized bedrooms, bathroom, low maintenance front garden, attractive well, established southerly facing rear enclosed gardens, useful brick garden store, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises the following:

Part glazed wooden entrance door gives access to:

Hallway

Having period tiled floor. Wooden framed glazed door then gives access to:

Bay fronted lounge / diner

28'5 max into bay x 14'5

Lounge area

Comprises: wooden framed glazed bay window to front, radiator, coal effect gas fire set to a stoned style surround with tiled mantle, wall light points.

Dining area

Radiator, upvc double glazed door giving access to the rear gardens of the property.

Wooden framed glazed door from lounge / diner gives access to:

Kitchen / breakfast room

15'3 x 9'0

Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with stainless steel sink drainer unit with mixer tap over, two glazed sash windows, part glazed door giving access to the rear of the property, vinyl tiled effect floor covering, tiled splash surrounds, space for appliances, radiator.

From lounge / diner feature staircase rises to:

First floor landing

Having glazed sash window to side, radiator, two loft access's. From first floor landing access is then given to three bedrooms and bathroom.

Bedroom

14'4 x 10'11

Having two glazed sash windows to front, radiator.

Bedroom

11'3 x 9'4

Having glazed sash window to the rear, radiator.

Bedroom

9'1 x 8'1

Having glazed sash window to side and rear of property, radiator.

Bathroom

Having a three piece suite comprising: tiled paneled bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, part tiled to walls, vinyl tiled effect floor covering, glazed window to side, radiator.

Outside

To the front of the property there is an enclosed pleasant front garden having paved patio area with an area of a variety of mature shrubs, low rise brick walling screening the pedestrian pathway, crazy paved path gives access to the front entrance door. Gated pedestrian side access then leads to the property's pleasing well established attractive rear southerly facing garden which comprise: patio area, lawned garden, a variety of mature shrubs, plants, bushes and conifer trees, gated pedestrian access to rear, useful brick-built garden store. The rear gardens are enclosed and they are a pleasing feature of the property.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

