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

www.hbshrop.co.uk









Offers In The Region Of £575,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**

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Featured on the popular Channel Four programme "Building the Dream" this is a rare opportunity to acquire this stunning, spacious, exceptionally well presented four bedroom detached house which was sympathetically constructed in 2017, which has both period style charm and the energy efficiency of a modern build. The property boasts instantly appealing, bright and airy living accommodation over three floors along with a contemporary south facing rear enclosed garden. The property is located in this highly desirable residential location of Cherry Orchard within close proximity to excellent amenities, highly regarded schooling and within walking distance of the medieval town centre of Shrewsbury and tranquil riverside walks leading to the quarry park. Commuters will be pleased to know that the motorway and rail network are both readily accessible from the property.

The accommodation briefly comprises: Reception hallway, cloakroom, bay fronted lounge, impressive open plan kitchen/diner/family room with bifolding doors, first floor landing having three bedrooms, modern family bathroom, second floor landing having master bedroom with dressing room and stylish en-suite bathroom, front and contemporary landscaped southerly facing rear enclosed gardens, sealed unit double glazing, gas fired central heating. Viewing is essential.

The accommodation in greater detail comprises the following:

Storm porch with attractive leaded stained glazed wooden entrance door gives access to:

Reception hallway

Having modern geometric pattern tiled floor, recessed spotlights to ceiling. antique style radiator and settle piece of furniture.

Door from reception hallway gives access to:

Having WC with hidden cistern, period style wash hand basin, wall mounted heated chrome style towel rail, modern geometric pattern tiled floor, recessed LED spotlights to ceiling, wall mounted extractor fan.

Door from reception hallway gives access to:

Bay fronted lounge

14'7 max into bay x 11'0

Having large walk-in bay with three sealed unit double glazed sash windows with fitted shutters, period style fireplace with bioethanol fire, antique style radiator, fitted base unit with display shelving above, solid oak flooring

Door from reception hallway gives access to:

Impressive open plan kitchen/diner/family room

21'3 x 15'0

The kitchen area comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, fitted Quartz worktops with inset sink with mixer tap over, range of built-in Siemens appliances which include: oven, microwave combination oven with warming drawer below, dishwasher, fridge and freezer, LED recessed spotlights to ceiling, solid oak flooring, concealed under-stairs store cupboard with space and plumbing for washing machine, wall mounted gas fired central heating

Dining room/family area

Comprises: solid oak flooring, LED recessed spotlights to ceiling, three Velux roof windows, double glazed bi-folding doors giving access to rear gardens, wall hung radiator.

From reception hallway an exposed wooden staircase gives access to:

First floor landing

Having sealed unit double glazed window to side, engineered parquet oak flooring, radiator, recessed LED spotlights to ceiling.

From first floor landing doors then give access to: Three bedrooms and family bathroom.

Redroom two

12'10 x 10'4

Having a large part mirror fronted wardrobe, three sealed unit double glazed sash windows to front with fitted shutters, radiator.

Bedroom three

10'4 excluding wardrobe recess x 8'9

Having two fitted store cupboards/wardrobes, sealed unit double glazed sash window to rear with fitted shutters, Velux roof window, radiator.

8'7 x 8'1 excluding wardrobe recess

Having large fitted part mirror fronted double wardrobe, sealed unit double glazed sash window to rear with fitted shutters, radiator.

Family bathroom

Having a modern suite which comprises: tiled panel bath with drench shower over, wall hung shower attachment and glazed shower screen to side, circular wash hand basin set to a Quartz worktop with store cupboard below and mixer tap over, WC with hidden cistern, part tiled to walls, sealed unit double glazed window to side, wall mounted extractor fan, recessed LED spotlights to ceiling, linen store cupboard.

From first floor landing an exposed wooden staircase gives access to:

Second floor landing

Having sealed unit double glazed window to side.

Door then gives access to:

Bedroom one

11'8 x 11'2

Having sealed unit double glazed window with pleasing aspect to rear and fitted shutters, radiator, exposed timber to ceiling, walk-in wardrobe/store room with eaves storage space.

Door from bedroom one gives access to:

Stylish en-suite bathroom

Which comprises: tiled panel bath with wall mounted shower and handheld shower attachment, circular wash hand basin set to a Quartz top with drawers and store cupboard below and mixer tap over, WC with hidden cistern, Velux roof window to front, wall mounted heated chrome style towel rail, fully tiled to walls.

Outside

To the front of the property there is a low maintenance frontage which comprises: stoned sections with mature hedging to two sides. To the side of this is a tiled pathway which gives access to the property's front door.

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

Landscaped southerly facing rear garden

Which comprise: Indian sandstone paved patio area and terrace, half moon shaped lawn garden, modern feature garden pond, outside bin/log store, raised beds with inset shrubs, outside seating area. The rear gardens are enclosed by fencing.

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

COUNCIL TAX BAND D

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).

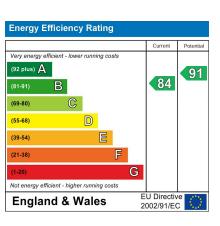
Referral fee disclaimer

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

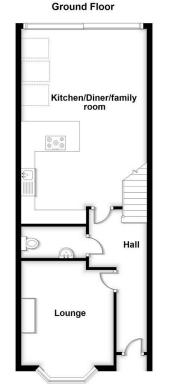
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Any areas / measurements are approximate only and have not been

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

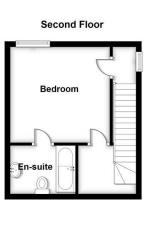


FLOORPLANS





First Floor



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