



33 Cleveland Street, Cherry Orchard, Shrewsbury, Shropshire,
SY2 5DN

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 £279,995

Viewing: strictly by appointment
through the agent

An attractive, deceptively spacious and improved two bedroom period End terrace house. The property is situated within this sort after residential location within close proximity to tranquil riverside walks and within walking distance of the medieval town centre of Shrewsbury. Viewing of this property comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, lounge, dining room, contemporary re-fitted kitchen, rear lobby, ground floor bathroom, first floor landing, master bedroom with re-fitted en-suite shower room, further double bedroom, well established front and southerly facing rear enclosed gardens, part double glazing, gas fired central heating,

The accommodation in greater detail comprises:

Wooden entrance door with glazed window above gives access to:

Reception hallway

Having period tiled floor, coving to ceiling, radiator, dado rail.

Door from reception hallway gives access to:

Lounge

11'8 x 8'11

Having UPVC double glazed window to front, attractive exposed brick hearth, coving to ceiling, radiator.

Door from reception hallway gives access to:

Dining room

12'5 x 11'5

Having wall mounted digital thermostat control unit, Karndean flooring, under-stairs storage cupboard, radiator, coving to ceiling, UPVC double glazed French doors giving access to rear gardens.

Wooden framed glazed door from dining room gives access to:

Contemporary re-fitted kitchen

10'3 x 6'7

Having a range of contemporary eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, integrated Neff oven, four ring Neff gas hob with stainless steel cooker canopy over, space for further appliances, cupboard housing gas fired central heating boiler, two UPV double glazed windows, quarry tiled floor, recessed spotlights to ceiling.

Wooden framed glazed door from kitchen gives access to:

Rear lobby

Having UPVC double glazed door giving access to rear gardens, radiator.

From rear lobby door gives access to:

bathroom

Having a four piece suite comprising: Timber style panel bath, tiled shower cubicle, low flush WC, pedestal wash hand basin, part tiled to walls, two UPVC double glazed windows, wall mounted extractor fan, vinyl tiled effect floor covering, radiator, strip light with built-in shaver point.

From reception hallway stairs rise to:

First floor landing

Having doors giving access to: Two double bedrooms.

Bedroom one

12'5 x 11'8

Having loft access, radiator, glazed sash window to rear.

Door from bedroom one gives access to:

Re-fitted en-suite shower room

Having tiled shower cubicle, wash hand basin with mixer tap over, storage cupboard below, low flush WC, wood effect flooring, UPVC double glazed window to rear, wall mounted extractor, recessed spotlights to ceiling, heated chrome style towel rail, part tiled to walls.

Bedroom two

12'4 x 11'8

Having large over-stairs store cupboard/wardrobe, glazed sash window to front, radiator.

Outside

To the front of the property there is a well established enclosed front garden having gated access leading to a tiled pathway giving access to front door, a variety of specimen shrubs, plants and bushes.

Rear garden

To the rear of the property there is a pleasant southerly facing rear garden having paved patio, outside lighting point, lawn garden, timber garden shed, raised beds with mature shrubs and bushes. 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 B

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

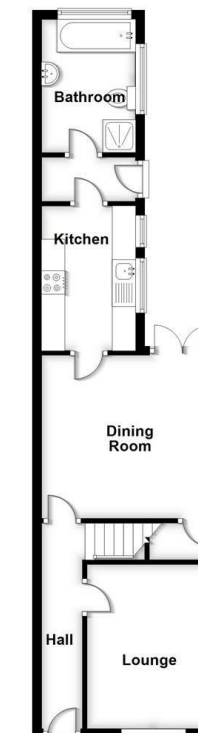
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

Ground Floor



First Floor

