



25 Canon Street, Cherry Orchard, Shrewsbury, SY2 5HQ

3 bedroom semi-detached house—£400,000 Freehold

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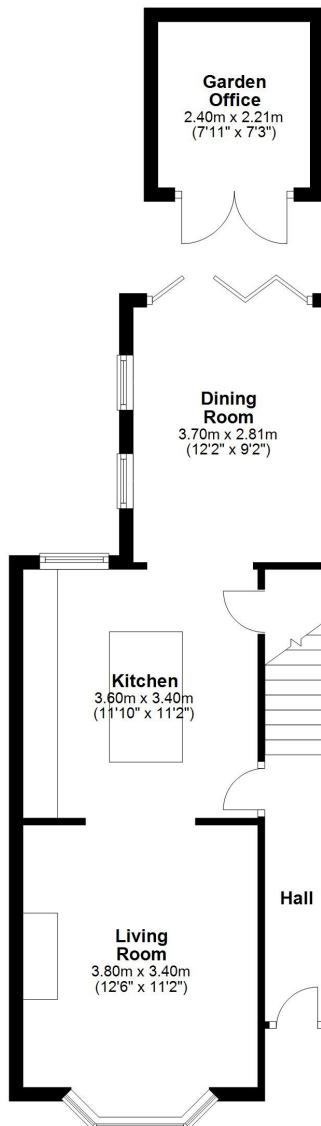
sales@cgpooks.co.uk

This beautifully presented Victorian house of character has been recently improved to provide stylish and practical accommodation, finished to a high standard throughout, while benefitting from a good-sized landscaped garden and purpose-built office/studio. The property is located within a sought-after residential area, just a short walk from an excellent range of amenities as well as the town centre.

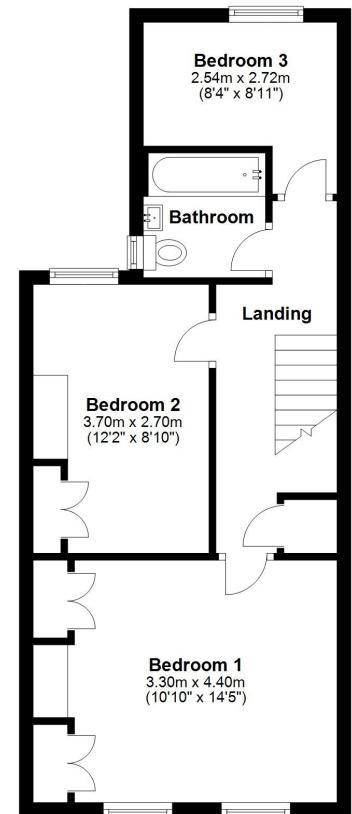
KEY FEATURES

- Lovely entrance hall with decorative marble tiled flooring and front door with stained glass windows
- Impressive open plan ground floor, which has been re-configured to create a very light and thoughtfully designed space which flows from the front to the rear of the property
- Living room with feature wood burning stove and bay window to front
- Re-fitted kitchen, complete with integrated appliances, Quartz work surfaces and island unit with breakfast bar
- Beautiful dining room with windows to side and bi-folding doors opening onto the rear garden
- Large master bedroom with built in wardrobes and two windows to front
- Two further bedrooms and a re-fitted family bathroom on the first floor
- Attractively landscaped rear garden, laid to lawn with porcelain tiled terrace, planted borders and timber store
- There is also a purpose-built garden office, which has power, lighting, heating and double glazing, creating the perfect place to work from home or could easily be used as a studio or alternative accommodation if required

Ground Floor
Approx. 49.2 sq. metres (529.9 sq. feet)



First Floor
Approx. 43.7 sq. metres (470.0 sq. feet)



Total area: approx. 92.9 sq. metres (999.9 sq. feet)









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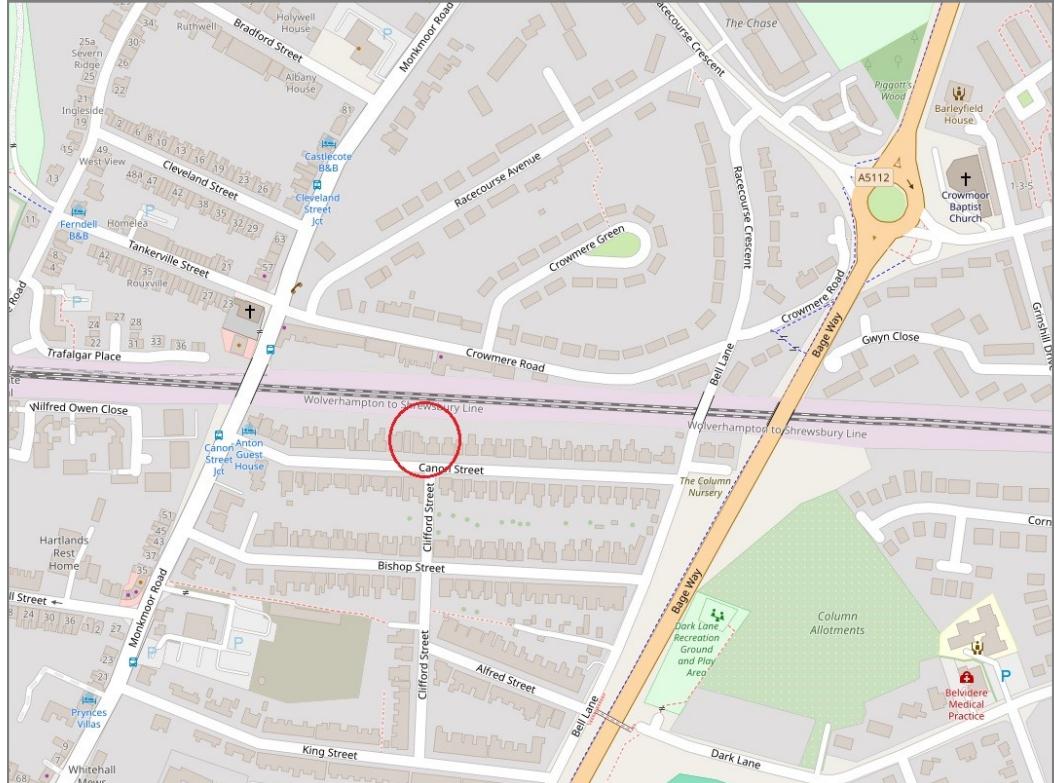
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| Tenure | Freehold |
| Local Authority | Shropshire Council |
| Council Tax | Band C |
| EPC Band | TBC |
| Services | All mains services are connected |

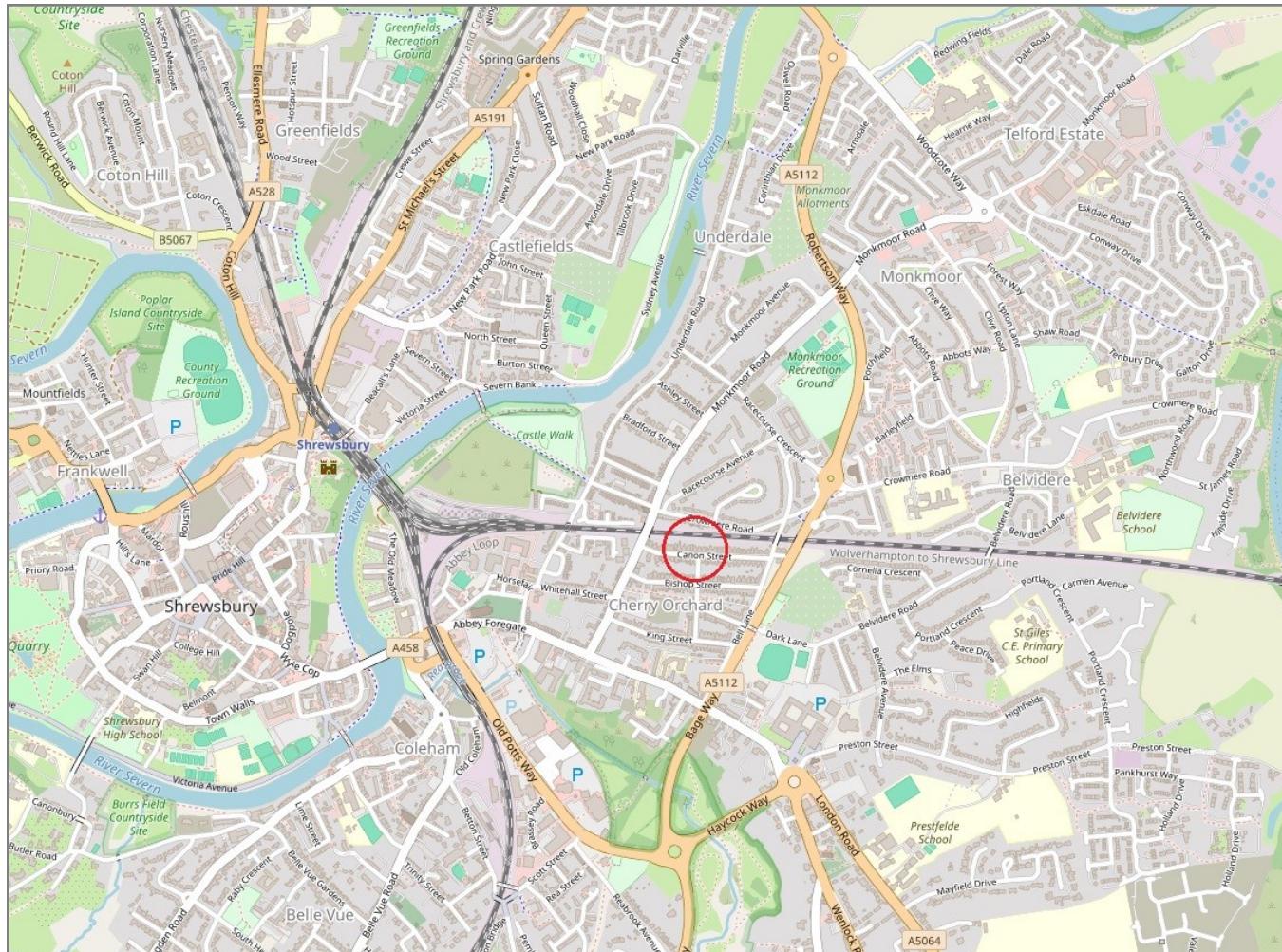
 **mortgage advice available**
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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