

10 Tankerville Street, Cherry Orchard, Shrewsbury,  
Shropshire, SY2 5DJ

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**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:

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**Offers In The Region Of £219,995**

Viewing: strictly by appointment through the agent

An attractive, well presented and deceptively spacious period two bedroom end-of-terrace house. The property is situated in this highly convenient and popular residential location, within striking distance of good local amenities, walking distance of tranquil riverside walks leading to the Quarry Park and medieval town centre of Shrewsbury. Commuters will be pleased to know that access is readily accessible to the local by-pass linking up to the M54 motorway network. This property will be of interest to a number of buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Lounge, dining area, kitchen, first floor landing, two bedrooms, bathroom, front and attractive rear enclosed gardens, extensive double glazing, gas fired central heating, popular residential location, close to tranquil riverside walks and Shrewsbury town centre and viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Lounge**

11'4 x 10'11

Having UPVC double glazed window to front, coal effect gas fire with attractive timber fire surround, radiator and dado rail. Large square arch from lounge gives access to:

**Dining area**

9'5 x 8'5

Having under stairs storage cupboard, radiator, wood effect flooring and dado rail. Square arch from dining area gives access to:

**Kitchen**

10'4 x 7'5

Having eye level and base units with built-in cupboards and drawers, space for appliances, cupboard housing gas fired central heating boiler, fitted worktops with inset stainless steel sink drainer unit and mixer tap over, sealed unit double glazed window to rear, sealed unit double glazed door giving access to rear of garden, tiled floor and tiled splash surrounds.

From dining area stairs rise to:

**First floor landing**

Having loft access and over-stairs linen store cupboard. From first floor landing doors then give access to two bedrooms and bathroom.

**Bedroom one**

10'10 x 10'6

Having two UPVC double glazed windows to front and radiator.

**Bedroom two**

10'4 x 7'8

Having sealed unit double glazed window to rear, radiator and secondary loft access.

**Bathroom**

Having a three piece suite comprising: Timber style panel bath with wall mounted electric shower, low flush wc, pedestal wash hand basin, vinyl tiled effect floor covering, radiator, sealed unit double glazed window to side and wall mounted bathroom cabinet.

**Outside**

To the front of the property wrought iron gate leads to a low maintenance paved front garden enclosed by low rise brick walling. Gated pedestrian rear access then leads to:

**Rear gardens**

Which comprise: Decked area, outside lighting point, cold water tap, lawned gardens, small paved patio area, timber garden shed, an array of well established inset shrubs, plants, bushes and the rear gardens are enclosed by fencing.

The vendor has informed us that there is rear access via a wooden gate into an alleyway leading to the front of the property, if required.

**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**

**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 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.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 78        |
| (55-68) D                                   |  | 59                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

**FLOORPLANS**

