



**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

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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.
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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.

43 Canon Street, Cherry Orchard, Shrewsbury, Shropshire,  
SY2 5HQ

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)

An attractive, deceptively spacious and well presented two double bedroom, bay fronted period semi detached house. Cherry Orchard is a desirable residential location within striking distance of good local amenities, tranquil riverside walks leading to the Quarry Park and is within walking distance of the historic town centre of Shrewsbury. Commuters will be pleased to note access to the local bypass linking up to the M54 motorway network is readily accessible. Viewing is recommended.

The accommodation briefly comprises of the following: Storm porch, reception hallway, bay fronted lounge, separate dining room, kitchen/breakfast room, laundry room/lean to, first floor landing, two double bedrooms, spacious re-fitted bathroom, front and rear enclosed gardens, gas fired central heating.

The accommodation in greater detail comprises the following:

Storm porch with wooden framed glazed door and glazed window above gives access to:

**Reception hallway**  
Having antique style radiator, exposed wooden flooring

Wooden panel door from reception hallway gives access to:

**Dining room**  
12'1 x 11'3  
Having attractive coal effect period style fire, period style radiator, coving to ceiling, exposed wooden flooring, shelved under-stairs storage cupboard.

Square arch from dining room gives access to:

**Bay fronted lounge**  
13'0 max into bay x 10'11

Having walk-in sealed unit double glazed bay window to front, exposed wooden flooring, coal effect period style fire, antique style radiator, picture rail, coving to ceiling.

Wooden panel door from dining room gives access to:

**Re-fitted kitchen/breakfast room**  
12'2 x 9'0

Having replaced base units with built-in cupboards and drawers, fitted worktops with inset ceramic 1 1/2 sink drainer unit with mixer tap over, free standing range style cooker with five ring gas hob and cooker canopy over, space for upright fridge freezer, coving to ceiling, recessed spotlights, UPVC double glazed window to rear, wood effect flooring, wall hung radiator

Door from kitchen/breakfast room gives access to:

**Laundry/lean to**  
11'0 x 4'0

Having fitted worktop, glazed windows, space for washing machine, wood effect flooring, glazed door giving access to rear gardens.

From reception hallway stairs rise to:

**First floor landing**  
Having coving to ceiling, antique style radiator, loft access.

Wooden panel doors then give access to: Two double bedrooms and re-fitted bathroom.

**Bedroom one**

12'11 x 11'0  
Having two double glazed windows to front, fitted double wardrobe and shelved storage cupboard, radiator.

**Bedroom two**

12'2 x 8'9  
Having glazed sash window to rear, period fireplace, radiator, coving to ceiling.

**Re-fitted bathroom**

11'8 x 8'11  
Having a four piece suite which comprises: roll top bath with mixer tap over and hand-held shower attachment off, separate tiled cubicle, low flush WC, pedestal wash hand basin, glazed sash window to rear, wall mounted extractor fan, antique style radiator, vinyl floor covering.

**Outside**

To the front of the property there is a low maintenance garden, gated access leads to a paved patio and stone area which is enclosed by low rise brick walling and wrought iron railings. Shared side access then leads to property's:

**Rear garden**

And comprises: paved patio area, low maintenance stone sections, lawn garden, timber garden shed, 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 C**

**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).

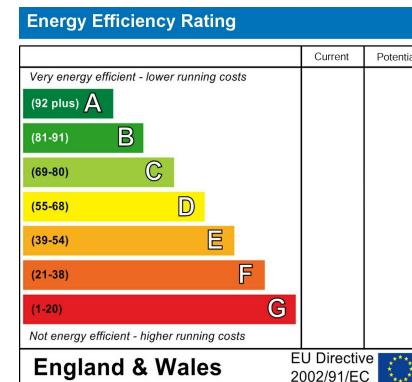
#### Referral fee disclaimer

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.



## FLOORPLANS

