

66 King Street, Cherry Orchard, Shrewsbury, Shropshire,
SY2 5ES

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.
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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

Offers In The Region Of £335,000

Viewing: strictly by appointment
through the agent

Having well presented, improved and extended living accommodation, this is a particularly attractive period bay fronted three bedroom semi-detached house. The property is located within Cherry Orchard a highly popular residential location in close proximity to good local amenities, walking distance of tranquil riverside walks leading to Quarry Park and medieval town Centre of Shrewsbury. Commuters will be pleased to know that access is also readily accessible to the local by-pass linking up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises of the following: Reception hallway, bay fronted lounge, sitting room with feature wood burning stove, re-fitted kitchen/diner with bi-fold doors, cloakroom, first floor landing, three bedrooms, re-fitted bathroom, driveway, side and rear enclosed Southernly facing gardens, UPVC double glazing and gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Canopy over replacement double glazed entrance door gives access to:

Reception hallway

Having period tile floor, radiator, UPVC double glazed window to side and coving to ceiling.

Door from reception hallway gives access to:

Bay fronted lounge

13'5 x 11'8 max into bay

Having walk-in bay with UPVC double glazed windows to front, coving to ceiling, radiator and contemporary stone effect electric fire.

Door from reception hallway gives access to:

Sitting room

12'9 x 12'1

Having wood burning stove with timber inset above, engineered wooden flooring and wall hung radiator. Square arch from sitting room gives access to:

Re-fitted kitchen/diner

16'8 x 11'2

The dining area comprises: UPVC double glazed lantern roof, feature UPVC double glazed bi-folding doors giving access to rear gardens, engineered wooden flooring, contemporary wall hung radiator. The kitchen area comprises a range of replaced eye level and base units with built-in cupboards and drawers, integrated fridge/freezer, double oven, slimline dishwasher, four ring gas hob, fitted wooden style worktops with inset ceramic sink and mixer tap over, UPVC double glazed window to rear, cupboard housing Ideal gas fired central heating boiler, tiled splash surrounds, recess spotlights to ceiling and engineered wooden flooring. Door from kitchen/diner gives access to:

Cloakroom

Having low flush wc, wash hand basin with mixer tap over and storage cupboard below, plumbing for washing machine, tiled floor, radiator and UPVC double glazed window to side.

From reception hallway stairs rise to:

First floor landing

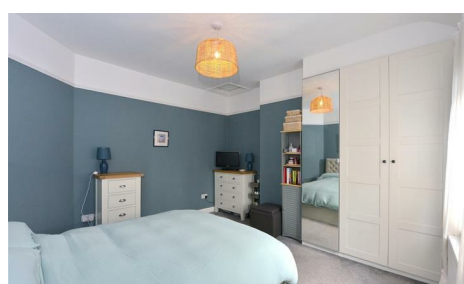
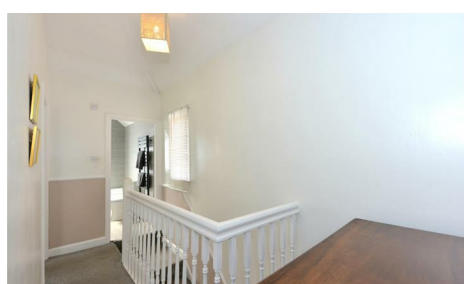
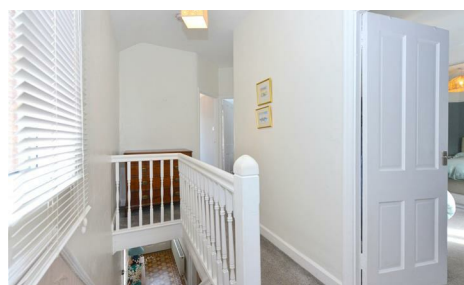
Having UPVC double glazed window to side. Doors from first floor landing then give access to three bedrooms and re-fitted bathroom.

Bedroom one

12'10 max reducing down to 11'0 x 12'2

Having UPVC double glazed window to rear, radiator, loft access, picture rail and built-in part mirror fronted triple wardrobe.





Bedroom two

11'8 x 10'-5

Having UPVC double glazed windows to front, radiator and picture rail.

Bedroom three

10'4 x 6'0

Having UPVC double glazed windows to front, radiator and picture rail.

Re-fitted bathroom

Having a four piece suite comprising: Panel bath, corner tiled shower cubicle, wash hand basin with mixer tap over storage drawer and cupboard below, low flush wc, vinyl floor covering, wall hung heated towel rail, UPVC double glazed window to rear, recess spotlights and extractor fan to ceiling.

Outside

To the front of the property there is a brick edged resin driveway. Gated pedestrian side access leads to a low maintenance paved area with access leading to:

Southerly facing rear gardens

Comprising: Raised decked area, lawned garden, inset shrubs, timber garden shed, outside lighting point, the rear gardens are enclosed by fencing and brick walling.

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 fee disclaimer

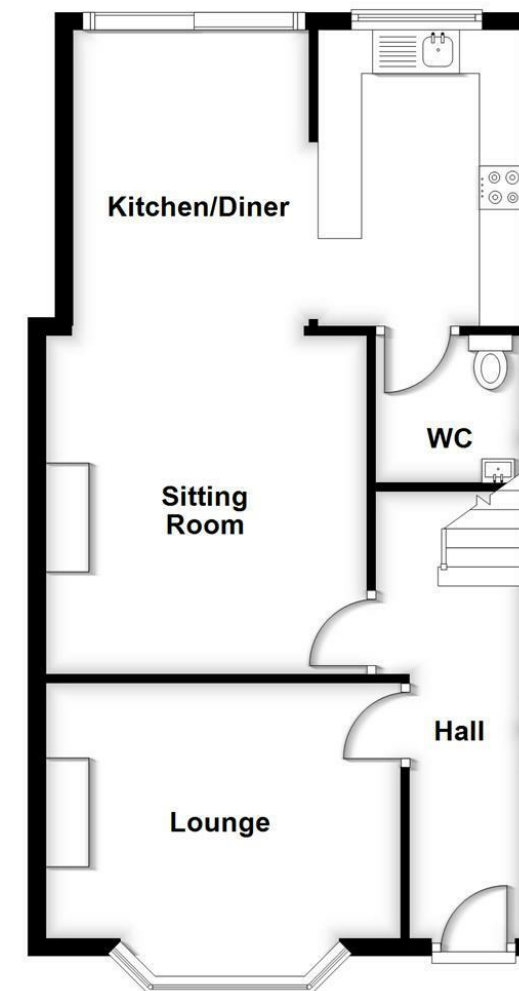
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.

Ground Floor



First Floor

