



25 King Street, Cherry Orchard, Shrewsbury, Shropshire, SY2 5ER

Offers in the Region Of £362,500

A really attractive, well maintained, 3 bedroom, period property is located in the popular area of Cherry Orchard and within walking distance of Shrewsbury town centre. The well presented accommodation includes Entrance Hall, Living Room/Sitting Room with wood burner, Beautiful Newly fitted Kitchen/Dining Room with bi-fold doors, Downstairs WC, 3 Bedrooms, Bathroom, Useful Loft Room, GCH. Early Viewing Highly Recommended.



25 King Street, Cherry Orchard, Shrewsbury, Shropshire, SY2 5ER Ref: 4789

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Attractive glazed entrance door with fanlight above.

Entrance Hall 12' 2" x 2' 10" (3.71m x 0.86m)
Staircase leads to First Floor Landing. tiled flooring.

Living Room 10' 7" x 9' 11" (3.22m x 3.02m)
Exposed floor boards, 2 vintage radiators, walk-in bay window to the front with fitted shutters, fireplace oak mantle with slate hearth and wood burner inset, alcoves to either side with storage cupboards and shelving. Square opening to

Sitting Room 13' 2" x 10' 4" (4.01m x 3.15m)
Exposed wood flooring, vintage radiator, sash window to the rear overlooking garden.

Kitchen/Dining Room 25' 2" x 8' 2" (7.66m x 2.49m)

Beautifully fitted with grey matt, newly fitted units, quartz worktops with integrated drain and composite sink unit inset, 2 double glazed windows to the side, double glazed bi-fold doors onto rear garden, engineered oak flooring, radiator, door to Downstairs WC, integrated dishwasher and washing machine, space for range cooker.

Downstairs WC

Fitted with low flush WC.

First Floor Landing 19' 6" x 5' 0" (5.94m x 1.52m)
Carpeted staircase, built in storage cupboard, staircase leads to Loft Room.

Bedroom 1 10' 7" x 12' 6" (3.22m x 3.81m)
Carpet, 2 sash windows to the front with fitted shutter blinds, feature period cast iron fireplace, 2 built in double wardrobes.

Bedroom 2 13' 0" x 7' 10" (3.96m x 2.39m)
Exposed floor boards, radiator, double glazed window to the rear.

Bedroom 3 8' 1" x 8' 7" (2.46m x 2.61m)
Carpet, double glazed window to the rear, radiator, built in wardrobe and storage space.

Bathroom 8' 5" x 5' 2" (2.56m x 1.57m)
Attractively fitted with 3 piece suite including wash basin, WC, bath with mixer shower above with tiled walls around, towel radiator, double glazed window to the side.

Loft Room 12' 5" x 12' 6" (3.78m x 3.81m)
Fully carpeted, 2 Velux windows to the rear, 2 built in storage cupboards with sliding doors.

Rear Garden

Approached onto a paved patio with good size area of lawn beyond, enclosed by fencing with gated access to the rear. To the rear of the garden is a home designed children's play area with barked bed and concrete base for shed.

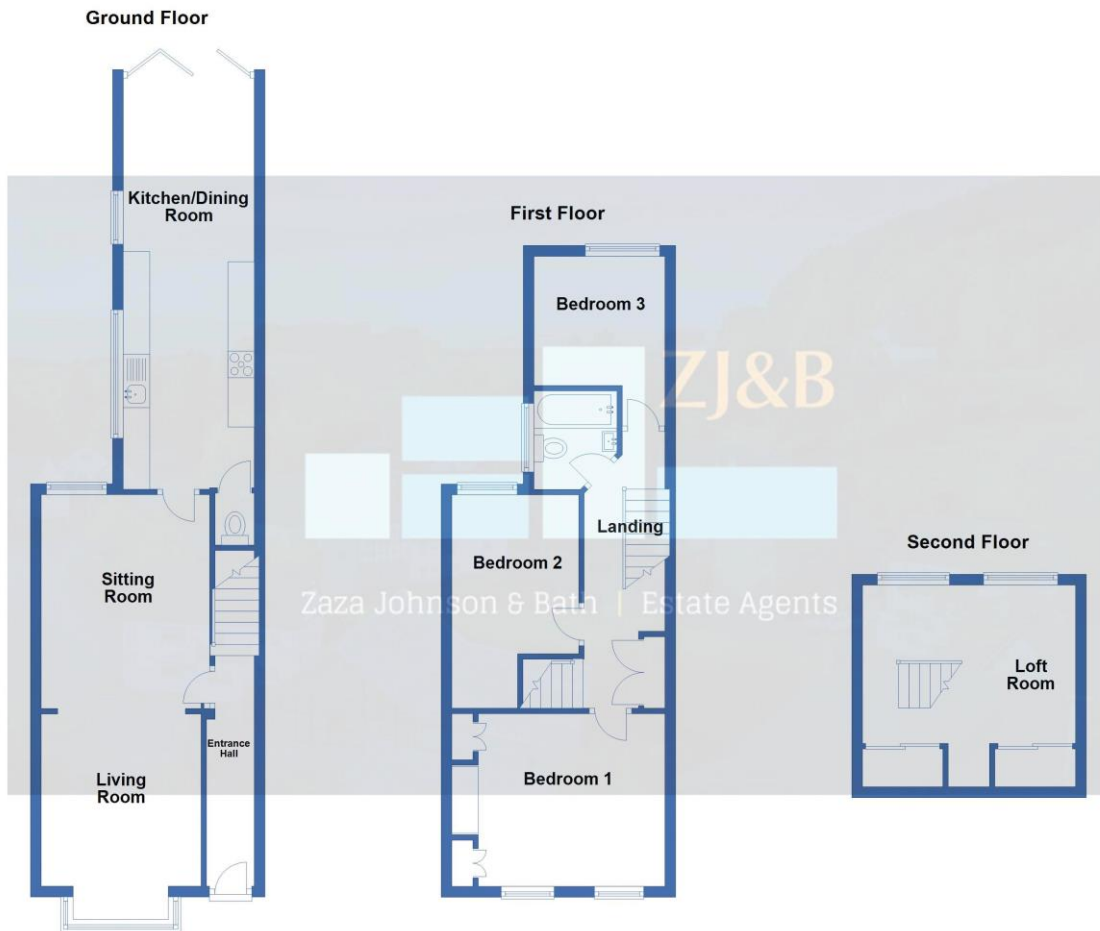
External - Front

To the front of the property is a low brick wall with wrought iron railings and gate to the front. Gravel bed to the front and paved pathway to entrance door.

Council Tax Band C

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																			
25 King Street SHREWSBURY SY2 2ER	Energy rating	Valid until:	10 July 2034																																
	D	Certificate number:	0370-2880-1330-2894-5981																																
Property type	Mid-terrace house																																		
Total floor area	123 square metres																																		
Rules on letting this property																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance .																																			
Energy rating and score																																			
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																	
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>59 D</td> <td>82 B</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	59 D	82 B	39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60	
Score	Energy rating	Current	Potential																																
92+	A																																		
81-91	B																																		
69-80	C																																		
55-68	D	59 D	82 B																																
39-54	E																																		
21-38	F																																		
1-20	G																																		



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage