



## 36 Ashley Street, Cherry Orchard, Shrewsbury, Shropshire, SY2 5DU

**£295,000**

A charming 3 bedroom semi detached house enjoying a popular location convenient for the town centre. The impressive well presented accommodation provides great character and includes: Entrance Hall, Living Room With Wood Stove, Dining Room, Large Kitchen/Breakfast Room, 3 Good Sized Bedrooms, Bathroom, Attractive Enclosed Rear Garden. We Highly Recommend Arranging An Appointment To View This Appealing Property.



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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

Entrance Storm Porch, decoratively glazed entrance door.

### Entrance Hall

Exposed floor boards, radiator, side window, staircase leads to First Floor Landing.

**Living Room** 13' 8" x 11' 2" (4.16m x 3.40m)  
Stripped pine door, feature wooden fire surround, exposed brick fireplace recess with Morso cast iron glass fronted wood burner set to quarry tile hearth, radiator, exposed floor boards, bay window to the front.

**Dining Room** 14' 9" x 11' 7" (4.49m x 3.53m)  
Stripped pine door, ornate cast iron period fireplace, exposed floor boards, radiator, large double glazed window overlooks rear garden, stripped pine door to useful under stairs storage cupboard. Glazed door to Kitchen.

**Kitchen/Breakfast Room** 13' 11" x 8' 11" (4.24m x 2.72m)  
Fitted with excellent range of cream fronted units, wood effect laminated worktops with glazed tile surround, inset 1 1/2 bowl sink unit, integrated electric double oven, 4 ring gas hob with filter hood above, 2 side windows, double glazed French doors lead to private rear garden.

### First Floor Landing

Radiator, access, via drop down ladder, to boarded roof space.

**Bedroom 1** 11' 11" x 11' 7" (3.63m x 3.53m)  
Stripped pine door, radiator, double glazed window overlooking rear garden, walk in wardrobe with circular side window.

**Bedroom 2** 12' 10" x 11' 3" (3.91m x 3.43m)  
Ornate cast iron period fireplace, radiator, double glazed front window, built in wardrobe/storage cupboard.

**Bedroom 3** 8' 11" x 8' 7" (2.72m x 2.61m)  
Radiator, double glazed window to the rear, stained glass side window.

### Bathroom

Fitted with white 3 piece suite including bath with fully tiled walls around and wall mounted shower, wash basin, WC, side window.

### Outside - Front

Attractive front garden with central rockery and shrubs arounds and twisted Hazel Nut tree. Pathway with gated access to the rear.

### Rear Garden

Attractive, enclosed, south west facing rear garden. Approached onto paviour patio with shrubs and Fig Tree and the garden is enclosed by fencing.

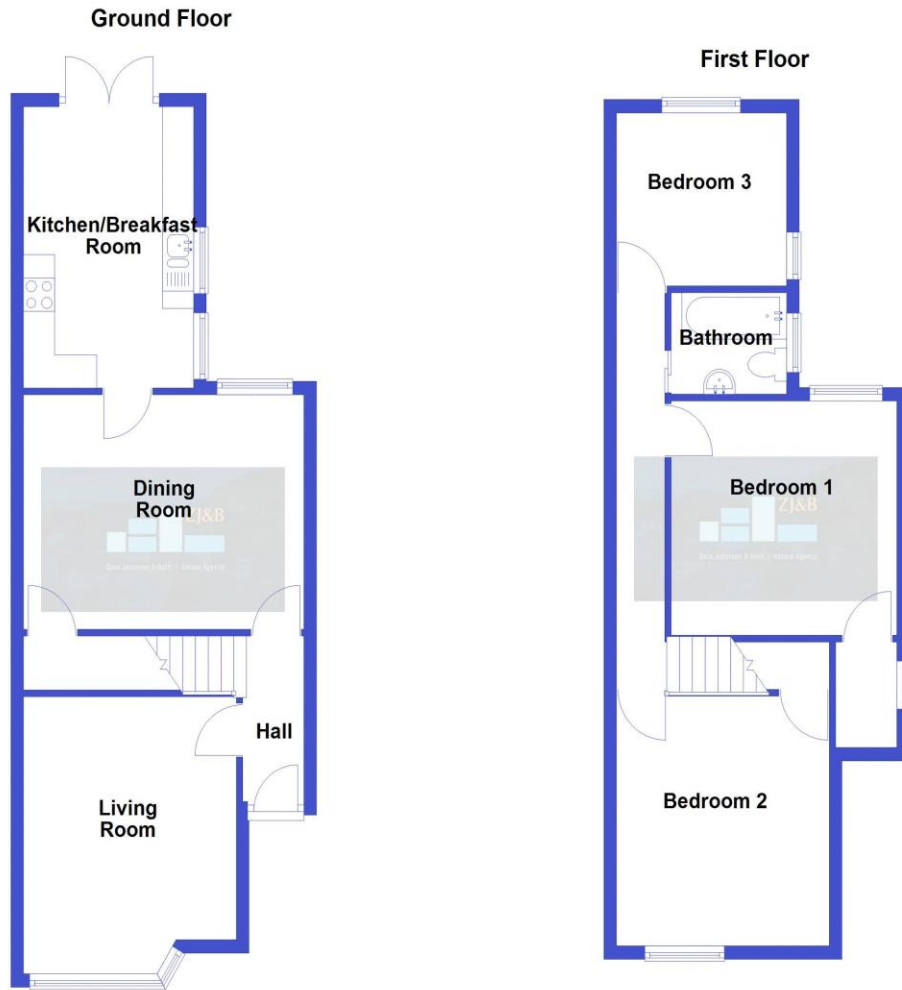
### Agent's Note

We understand that the property was monitored for structural movement from June 2021 until October 2022. No movement was noted that would warrant immediate repair. Following the monitoring, the owner in 2023 tied relevant brickwork with helical steel bars. The vendor has documentation in respect of the works carried out.

### 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

Plan produced using PlanUp.

## FLOOR PLANS FOR GUIDANCE ONLY

13/09/2024, 12:01

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | Cymraeg

### Energy performance certificate (EPC)

35 Ashway Street SANGHEBBURY S19 5DU	Energy rating <b>D</b>	Valid until: 16 July 2034
		Certificate number: 2000-2031-0822-0498-3343

Property type: Semi-detached house

Total floor area: 94 square metres

#### Rules on letting this property

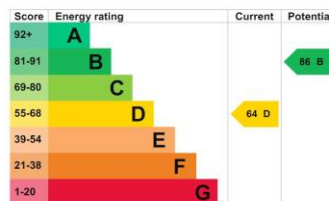
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties>).

#### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance

<https://find-energy-certificates.service.gov.uk/energy-certificate/2000-2031-0822-0498-3343>





### **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**