



Zaza Johnson & Bath
Estate Agents

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48 Cleveland Street, Cherry Orchard, Shrewsbury, Shropshire, SY2 5DN

Offers in the Region Of £300,000

A 3 Bedroom end of terrace period property situated in this popular area of Shrewsbury and within easy access of the town centre and link roads to the M54. The accommodation includes Entrance Porch, Entrance Hall, Living Room, Sitting/Dining Room, Kitchen, Cellar, 3 Bedrooms and Bathroom, Front and Rear Gardens, GCH.



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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 Porch with glazed wooden entrance door.

Entrance Hall 10' 7" x 2' 11" (3.22m x 0.89m)
Carpeted, radiator, staircase leading to First Floor Landing.

Living Room 11' 11" x 11' 9" (3.63m x 3.58m)
Carpeted, radiator, walk in bay window to the front, fireplace with tiled surround and wooden mantel with coal effect fire inset (gas has been capped off and not longer working).

Dining/Sitting Room 14' 1" x 15' 5" (4.29m x 4.70m)
Radiator, aluminium window to the side, wooden double glazed French doors leading to rear garden, door providing access to Cellar.

Kitchen 9' 5" x 7' 10" (2.87m x 2.39m)
Tile effect vinyl flooring, fitted with base and eye level units with laminate work tops, inset 1 1/2 bowl sink unit, space for cooker, filter hood above, wall mounted gas central heating boiler, space for washing machine, tile splash back, window and door to the side.

Cellar 11' 11" x 11' 9" (3.63m x 3.58m)

First Floor Landing 14' 1" x 5' 1" (4.29m x 1.55m)
Carpeted staircase, access to roof space., built in storage cupboard housing hot water cylinder.

Bedroom 1 12' 0" x 15' 3" (3.65m x 4.64m)
Radiator, sash windows to the front.

Bedroom 2 9' 2" x 9' 9" (2.79m x 2.97m)
Radiator, window to the rear.

Bedroom 3 9' 3" x 7' 9" (2.82m x 2.36m)
Radiator, window to the side.

Bathroom

Fitted with 3 piece suite including bath with mixer tap and shower fitting, wash basin and WC, vinyl flooring, double glazed window to the side, part tiled walls, radiator.

Rear Garden

Approached onto a paved patio area, steps lead down to lawn with shrub beds and enclosed by brick wall and fencing, large shed, paved pathway leads to shared access at the side with gated access to neighbouring property

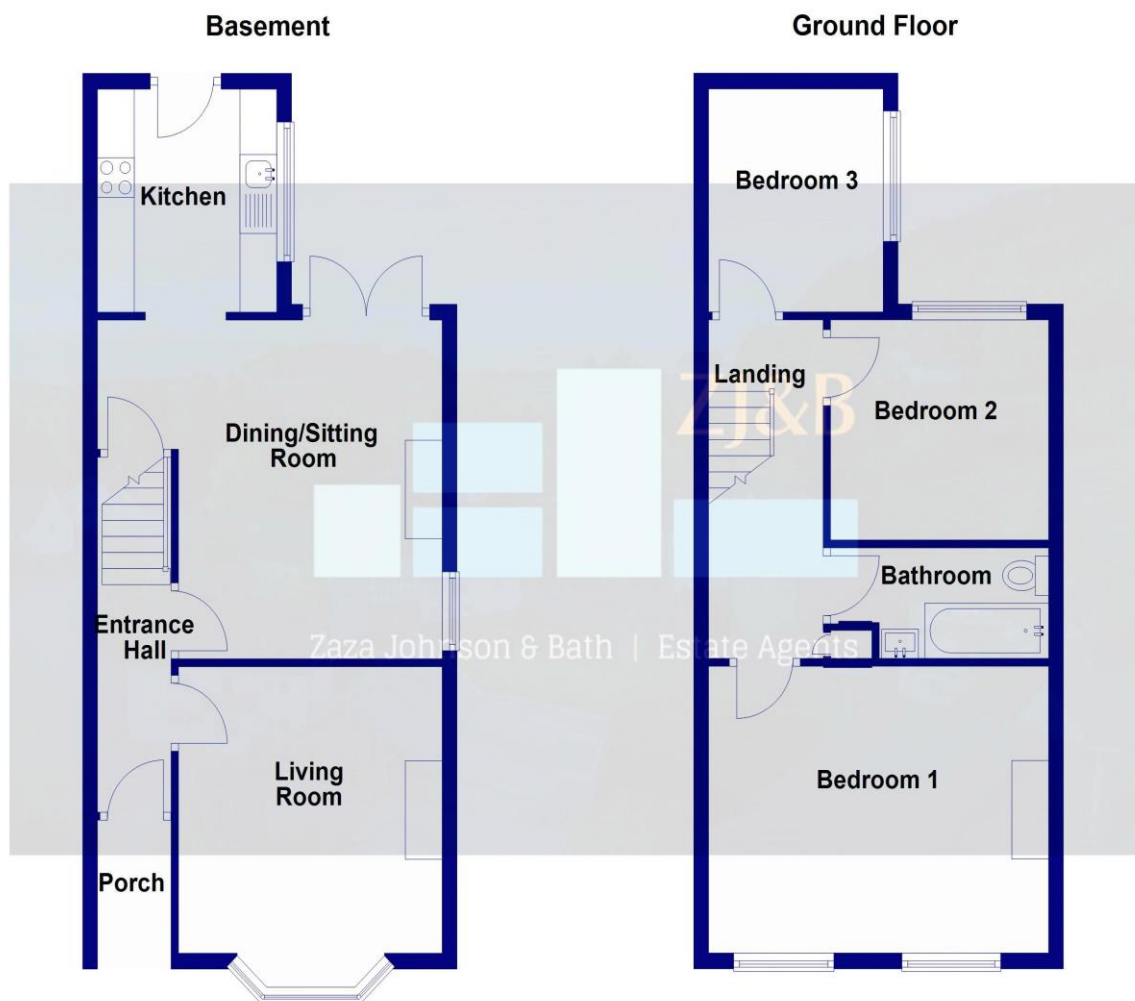
External - Front

Approached over a period tile pathway leading to the entrance door, small lawn to the front, gated access to the side leads to the rear garden (shared with the adjoining property). Enclosed by brick wall and fencing.

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**



48 Cleveland Street, Cherry Orchard, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

02/04/2025, 14:05

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

English | [Cymraeg](#)

Energy performance certificate (EPC)

48 Cleveland Street SHREWSBURY SY2 5GN	Energy rating E	Valid until: 17 March 2035
		Certificate number: 2112-9131-4764-1313-1106

Property type: End-terrace house

Total floor area: 89 square metres

Rules on letting this property

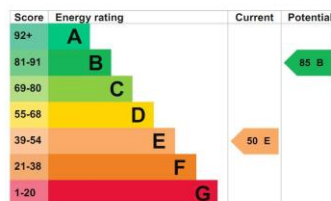
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/energy-efficiency-ratings) (<https://www.gov.uk/government/publications/energy-efficiency-ratings>).

Energy rating and score

This property's energy rating is E. 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.

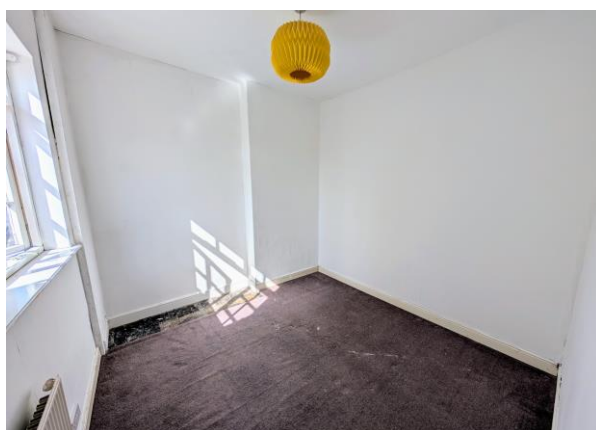
For properties in England and Wales:

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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/2112-9131-4764-1313-1106>

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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