



12 Bishop Street, Cherry Orchard, Shrewsbury, SY2 5HA

4 bedroom semi-detached house—£465,000 Freehold

£465,000 Freehold—4 bedroom semi-detached house

sales@cgpooks.co.uk

This impressive and substantial family house has been significantly improved and individually designed to provide very well-proportioned and beautifully presented accommodation over four floors, finished to a high standard, while being situated within a sought-after residential area, less than a mile from the town centre.

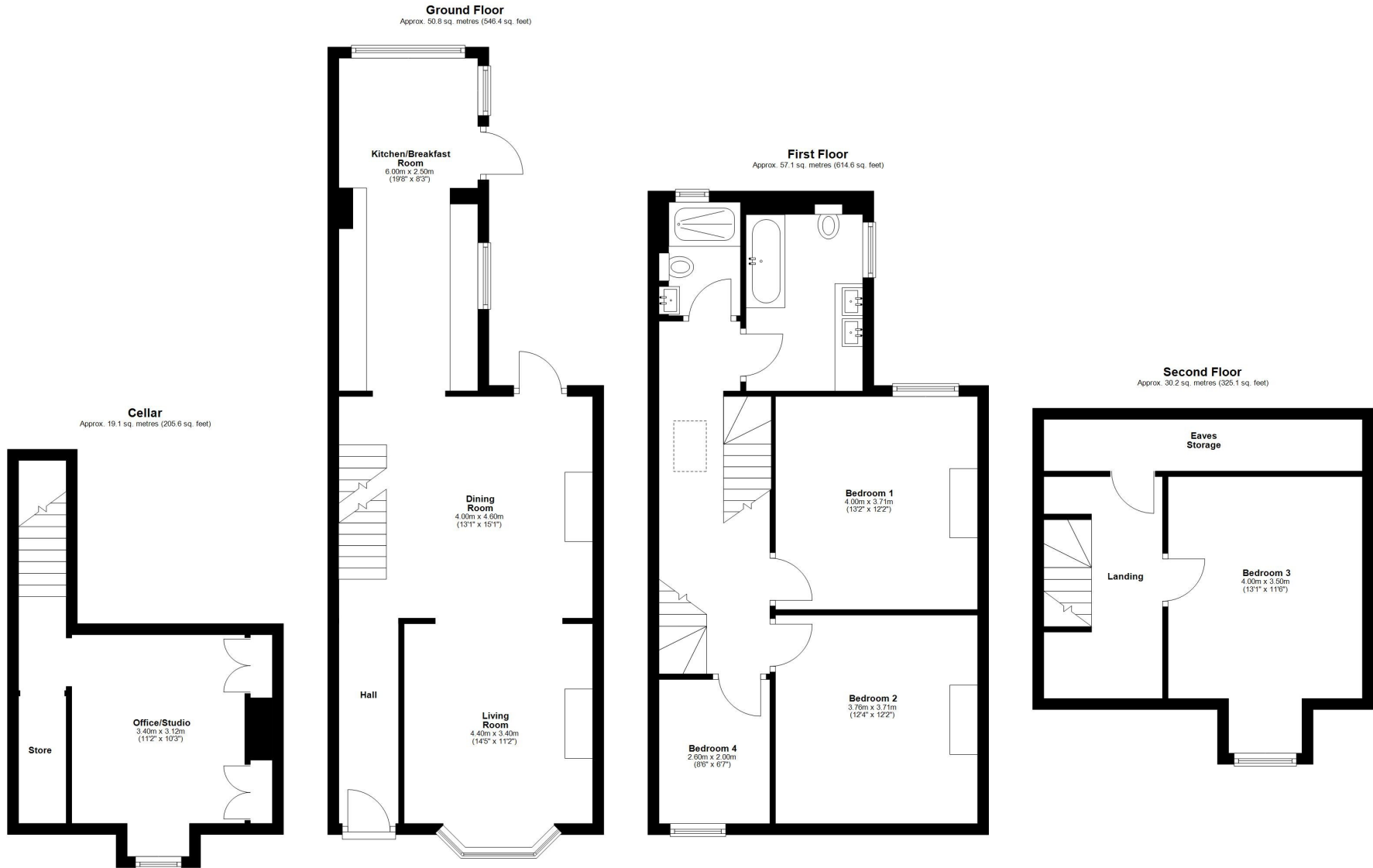
KEY FEATURES

- Stylish and contemporary ground floor accommodation, opened up to enhance natural light and create a lovely flow throughout
- Two good sized reception rooms with solid wood flooring, with the living room having a feature bay window and fireplace with wood burning stove
- The second reception room also has a glazed door to the rear garden and access with glazed panelling down to the converted cellar
- Extended kitchen/breakfast room with a large picture window to rear, as well as further windows and a glazed door to side, and a range of well-fitted units complete with integrated appliances
- The cellar has been converted to provide a very practical and useable space, currently used as a home office/studio, having a window to front, built in cupboards and separate storage area
- From the lovely quarry tiled entrance hall, a turning staircase leads to a light and spacious landing with velux roof light and secondary staircase to the second floor
- On the first floor are two double bedrooms, a further single bedroom, well-appointed family bathroom and separate shower room
- The second floor has been well-designed to create an additional large double bedroom, with storage off the landing and easy access to the eave's storage in the roof
- Attractively landscaped private rear garden, laid to lawn with porcelain stone paved terrace, block paved pathway and gated access to side
- This individual property offers larger style accommodation, gaining additional space on the upper floors over the walkway below. Having been significantly improved over recent years, this house now has a fantastic balance, offering a modern and contemporary design, sympathetically blended with plenty of period features
- Quietly situated within a superb location, a short walk from some excellent amenities, primary and secondary schools, as well as being less than a mile from the town centre

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Total area: approx. 157.2 sq. metres (1691.7 sq. feet)







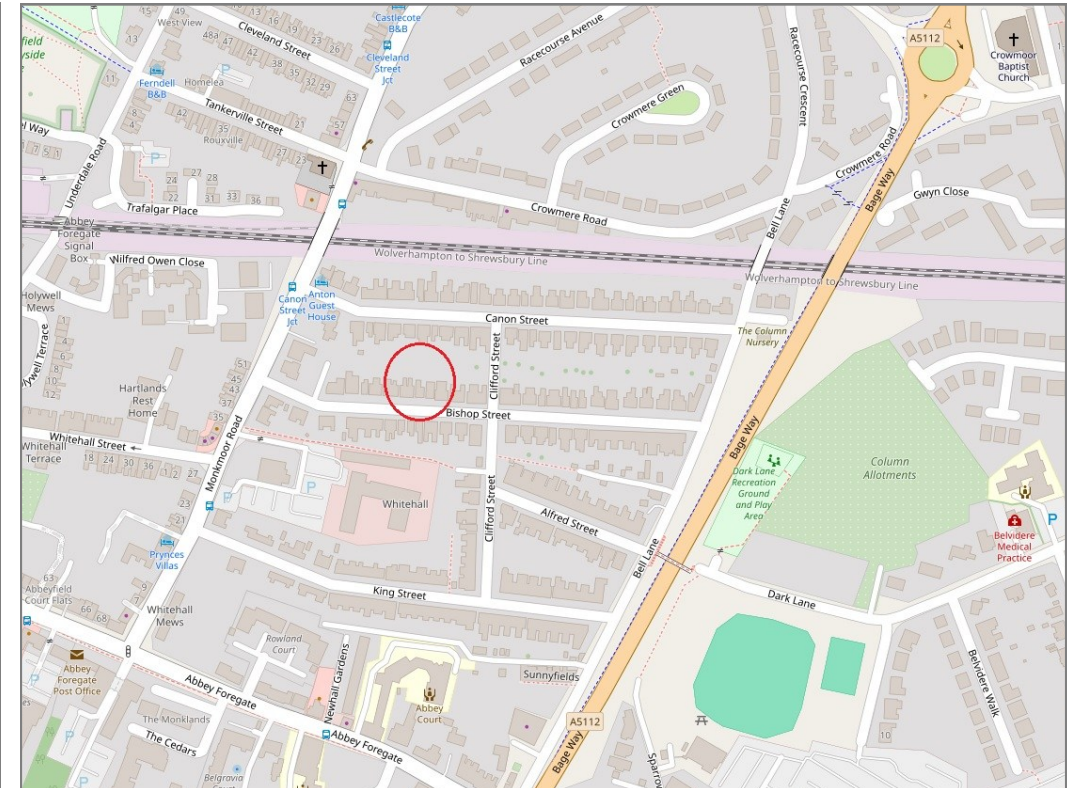
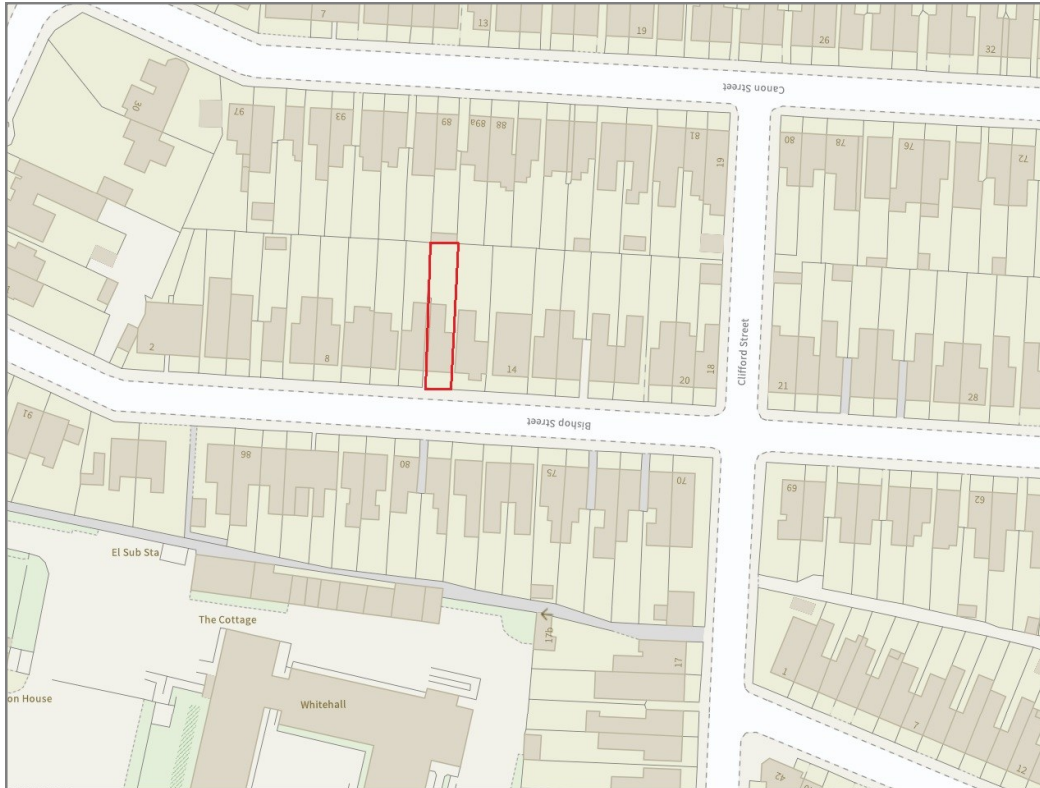




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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band F
Services	All mains services are connected

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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