



9 Canon Street, Cherry Orchard, Shrewsbury, SY2 5HG

4 bedroom end terrace house — £340,000 Freehold

9 Canon Street, Cherry Orchard, Shrewsbury, SY2 5HG

Coopergreenpooks.co.uk

£340,000 Freehold — 4 bedroom end terrace house

sales@cgpooks.co.uk

Situated within a sought-after residential area, this attractive end of terrace house offers well-proportioned accommodation over three floors, offering plenty of potential for modernisation, while benefitting from a lovely private rear garden.

KEY FEATURES

- Covered entrance opening to a good-sized hallway with staircase to a spacious landing with roof light
- Living room with feature fireplace and bay window to front
- Versatile dining room, previously used as a sitting room, also having a feature fireplace and built-in cupboards
- Separate kitchen with a range of fitted units, plenty of storage and space for appliances
- A practical utility area provides access to the downstairs bathroom and rear garden
- On the first floor is a large master bedroom with two windows to front, a further double bedroom, single bedroom with built-in cupboards, and washroom
- The second floor has been thoughtfully designed to create an additional double bedroom or hobbies room, having a velux window allowing lots of natural light
- Private rear garden, laid to lawn with paved terrace, planted borders, garden shed, and gated access to side
- To the front of the property is a courtyard garden and gated block paved pathway
- A fantastic location within a very popular residential area, just a short walk from an excellent range of amenities, as well as the train station, riverside walks, and the town centre



Total area: approx. 124.0 sq. metres (1334.3 sq. feet)





9 Canon Street, Cherry Orchard, Shrewsbury, SY2 5HG

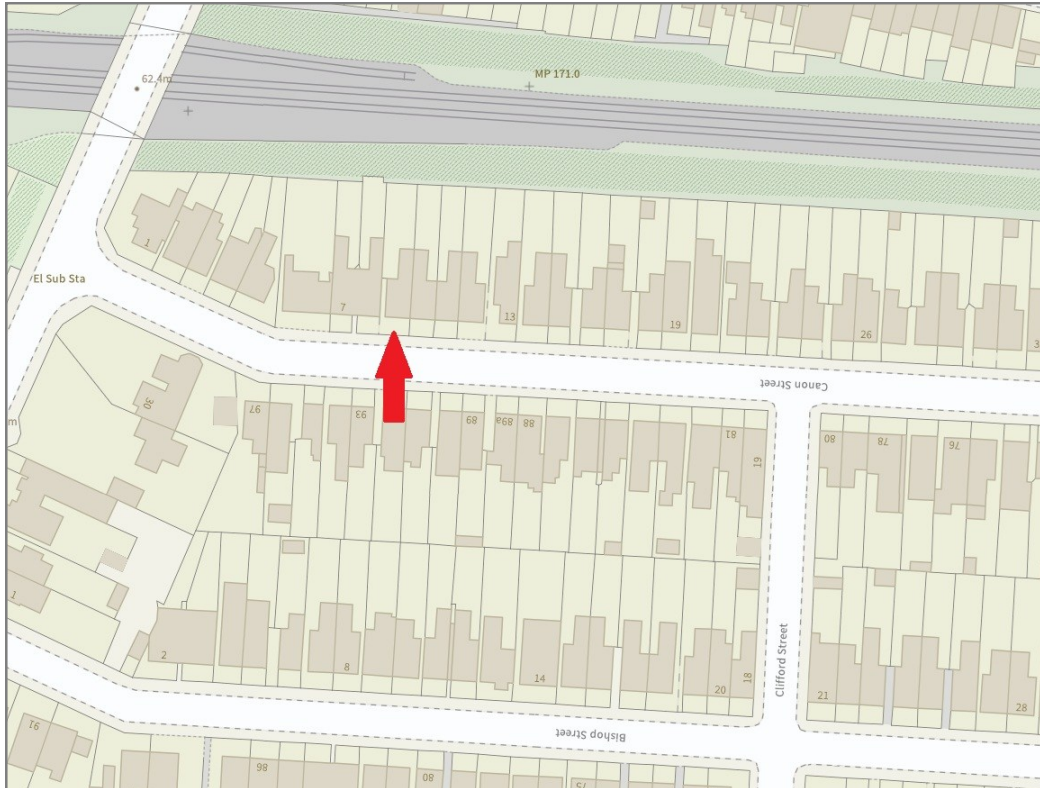
£340,000 Freehold — 4 bedroom end terrace house

sales@cgpooks.co.uk

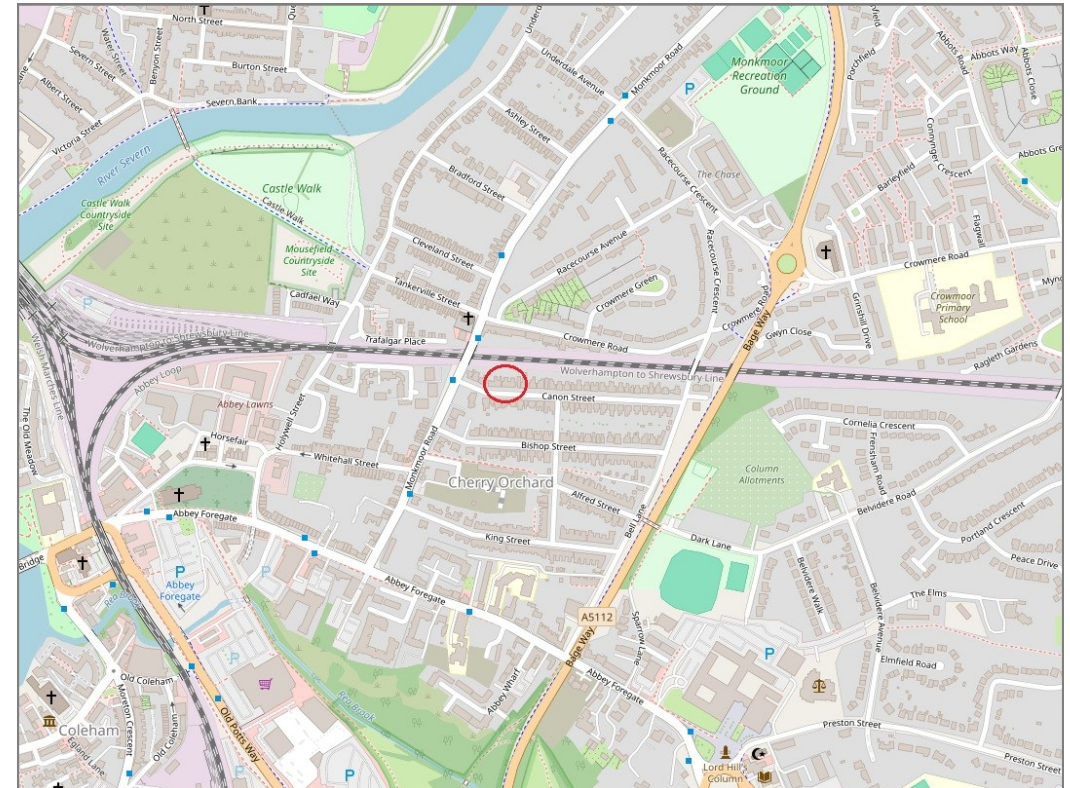
rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	TBC
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.

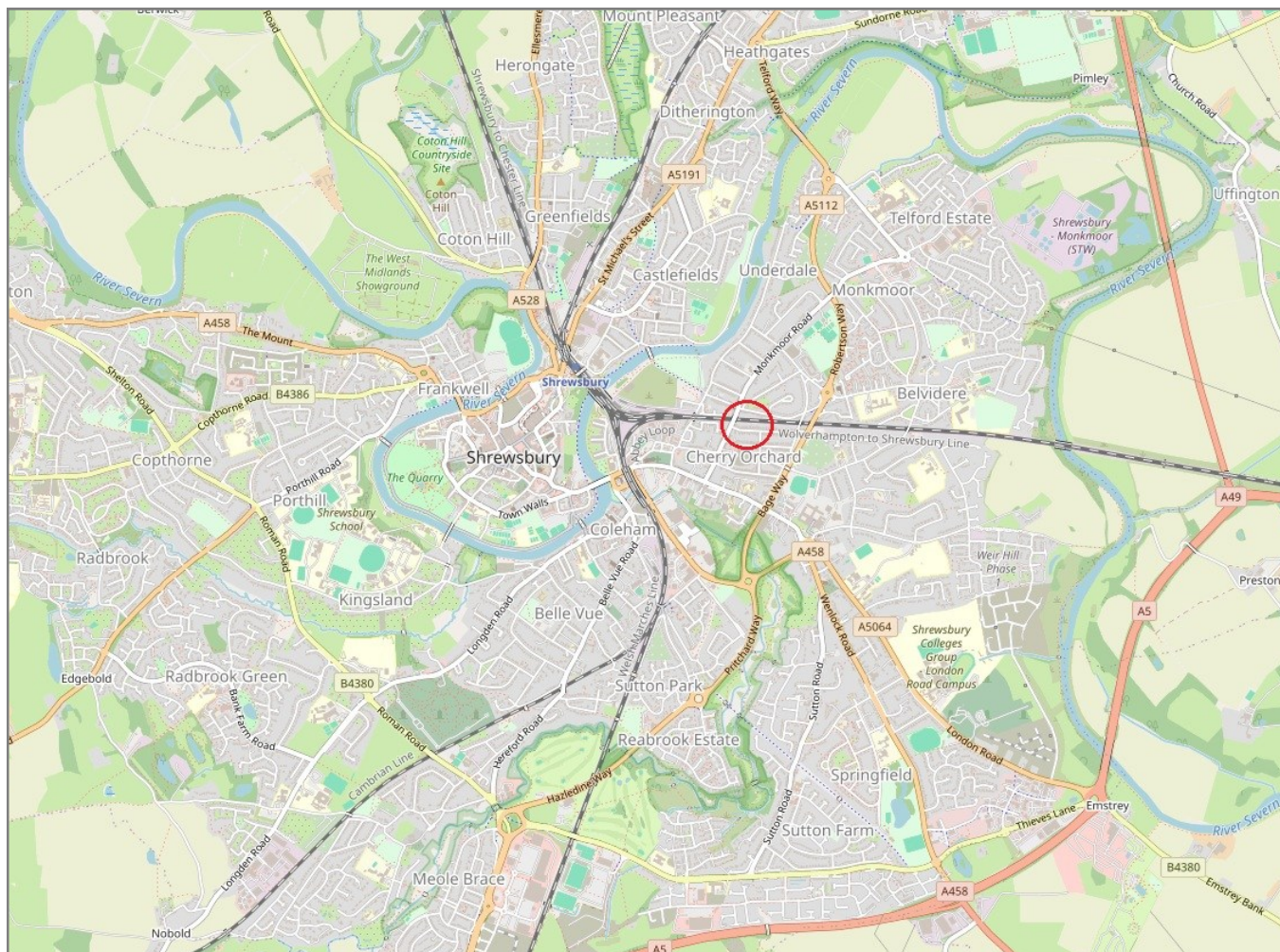
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

9 Canon Street, Cherry Orchard, Shrewsbury, SY2 5HG

Coopergreenpooks.co.uk

£340,000 Freehold — 4 bedroom end terrace house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.