

# Whitehall Cottage 95 Canon Street Cherry Orchard Shrewsbury SY2 5HF



3 Bedroom House - Detached  
Offers In The Region Of £393,950

## The features

- IMPRESSIVE DETACHED PERIOD HOUSE
- LOUNGE WITH FIREPLACE
- 3 BEDROOMS
- PLANNING GRANTED FOR EXTENSION
- VIEWING ESSENTIAL
- WEALTH OF ORIGINAL FEATURES
- DINING/FAMILY ROOM WITH LOG BURNER
- SOUGHT AFTER CONSERVATION AREA
- LOVELY GARDENS
- EPC RATING E



\*\*\* CHARMING PERIOD DETACHED HOME \*\*\*

\*\*\* FULL PLANNING PERMISSION GRANTED FOR GROUND FLOOR REAR EXTENSION \*\*\*

Offering a wealth of period features, this charming 3 bedroom Detached home occupies a truly enviable position in this much sought after Conservation area.

Perfect for a growing family with the added benefit of full planning permission for the addition of a single storey rear extension which will provide fabulous open plan living, ideal for today's modern lifestyle.

Ideally placed for local amenities with lovely riverside walks providing access to the Town Centre, famous Shrewsbury Quarry and Railway Station.

Reception Hall, Lounge with open fireplace, Dining/ Family Room with log burner, Kitchen, 3 Bedrooms and well appointed Bathroom.

Lovely South facing enclosed Garden.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position in this much sought after Conservation area, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, supermarkets, shops, doctors, restaurants and public houses and is a short riverside walk from the Railway Station, Abbey Foregate and the Town Centre.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall. Radiator.

### LOUNGE

A lovely room with walk in bay window to the front. Original period fireplace housing with decorative tiled insets and hearth housing open grate with alcoves to either side. Media point, radiator.

### DINING/FAMILY ROOM

Having window to the rear. Chimney breast housing cast iron log burner with storage cupboards to the side. Radiator, tiled flooring.

### KITCHEN

With range of wooden fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with worksurfaces over and having space and point for cooker, washing machine and fridge/freezer, matching range of eye level wall units, tiled flooring, window and door to the garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space and off which lead

### BEDROOM 1

A lovely principal room with sash window to the front. Excellent range of fitted wardrobes running along the width of the room with sliding doors and hanging rails and shelving, exposed boarded floor, radiator.

### BEDROOM 2

With window to the side, radiator.

### BEDROOM 3

With window to the rear, range of fitted storage units, radiator.

### BATHROOM

A well appointed room with period style suite including free standing roll top bath, fully tiled shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

### OUTSIDE

The property is approached over attractive tiled pathway leading to the covered entrance. The front garden is laid to lawn with well stocked flower and shrub beds. Side pedestrian access leads to the lovely South facing Rear Garden which is laid extensively to lawn, again with well stocked flower, shrub and herbaceous beds with inset specimen trees. Large paved sun terrace immediately adjacent to the property, ideal for dining alfresco and further gravelled seating area to the rear. Enclosed with fencing, timber garden storage shed.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

From the Gov.co.uk website we are advised the property is a Band C.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

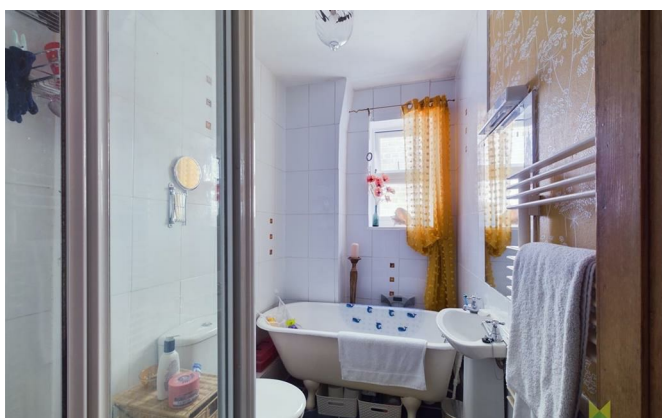
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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## Judy Bourne

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## Get in touch

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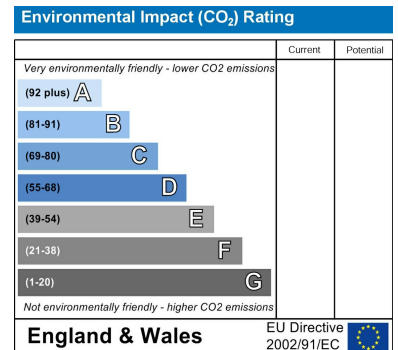
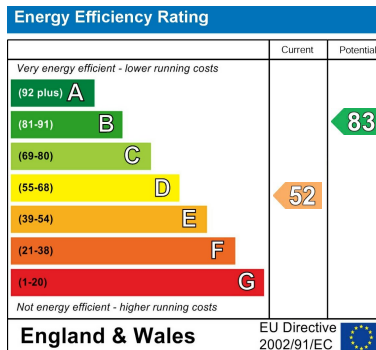
## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic



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