

# 2 Canon Street Cherry Orchard Shrewsbury SY2 5HG



3 Bedroom House - Semi-Detached  
Guide Price £330,000

## The features

- PERIOD SEMI DETACHED HOME
- SOUGHT AFTER LOCATION
- RANGE OF NEARBY AMENITIES
- CLOSE TO SHREWSBURY TOWN CENTRE
- EASY ACCESS TO A5/BUS ROUTE
- NO ONWARD CHAIN
- VERSATILE RECEPTION ROOMS
- KITCHEN/BREKFAST ROOM
- LARGE FAMILY BATHROOM
- EPC E



\*\*\* NO ONWARD CHAIN \*\*\*

\*\* CHARACTERFUL VICTORIAN HOME IN A COVETED RESIDENTIAL LOCATION \*\*

The property occupies an enviable position in the highly sought after Conservation area of Cherry Orchard and provides generous proportions with a plethora of period details. These include encaustic tiles, original fireplaces, moulded cornices, picture rails and deep sash windows.

Ideally placed for local amenities with delightful riverside walks providing access to the town centre, famous Shrewsbury Quarry Park and railway station. Schooling is found locally at Coleham Primary School and Belvedere Secondary School, both rated Outstanding by Ofsted.

The accommodation in brief comprises: reception hallway, living room, dining room, kitchen/breakfast room, three bedrooms and a family bathroom.

## Property details

### LOCATION

Situated in the popular Conservation area of Cherry Orchard, renowned for its striking architecture and quintessential Victorian character, the house is ideally placed for commuters with ease of access to the A5/M54 motorway network. There are an excellent range of shopping and leisure facilities nearby, including schools, supermarkets, bespoke shops, doctors, restaurants and public houses.

### ENTRANCE HALLWAY

laid with charming encaustic tiles and leading to

### LIVING ROOM

a bright and elegant room with exposed wooden flooring, bay window and striking cast iron fireplace.

### DINING ROOM

with feature fireplace, storage alcoves and window out to the garden.

### KITCHEN/BREAKFAST ROOM

with tiled floor and fitted with a range of traditional cabinetry under contrasting wood effect worksurfaces incorporating a single drainer sink. Integrated oven with five ring gas burner hob over and space for a range of further appliances. There is room for a breakfast table and chairs along with under stairs pantry storage and door out to the garden.

### PRINCIPAL BEDROOM

a wonderfully bright double bedroom with twin windows to the front and exposed wooden floors.

### BEDROOM TWO

another double bedroom with window overlooking the garden.

### BATHROOM

a well appointed and generously sized room featuring white suite incorporating panelled bath, shower cubicle, wash hand basin and WC. Complementary tiled surrounds and wood panelling with window to the rear.

### BEDROOM THREE

a spacious vaulted double bedroom with sky light providing a roofscape view of iconic town buildings and spires.

### OUTSIDE

from the kitchen, the back door opens into a covered veranda at the side of the house and leads to side access to the front.

The delightful enclosed garden is mainly laid to lawn and flanked by borders filled with mature shrubs and specimen trees.

## GENERAL INFORMATION

### TENURE

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

### SERVICES

We are advised that mains electric, water and drainage are connected with gas fired central heating.

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C again we would recommend this is verified during pre-contract enquiries.

### 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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**Click.** www.monks.co.uk

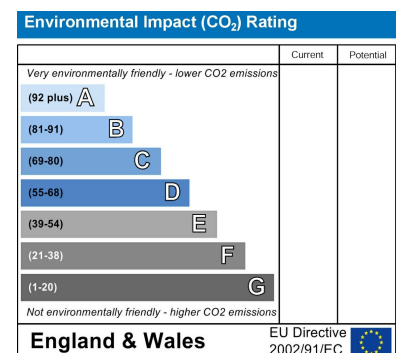
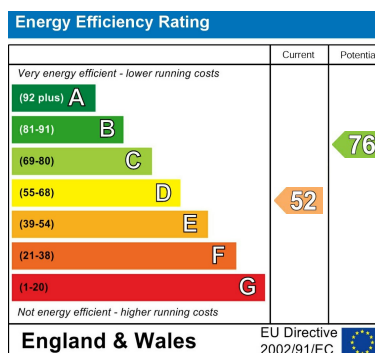
## Shrewsbury office

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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