



12 Alfred Street, Cherry Orchard, Shrewsbury, Shropshire,
SY2 5EX

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £345,000

Viewing: strictly by appointment through the agent

An attractive, well presented and deceptively spacious three double bedroom bay fronted period mid terrace house. The property is located within most convenient and sought after residential location, close proximity to an array of excellent amenities and being well placed to tranquil riverside walks to the Quarry Park and medieval town centre of Shrewsbury. Commuters will be pleased to know that the property is well situated to easy access to the local bypass. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, reception hallway, bay fronted lounge, separate dining room, kitchen/breakfast room, lean to laundry, separate WC, first floor landing, three double bedrooms, bathroom, front and rear enclosed gardens, period features, gas fired central heating.

The accommodation in greater detail comprises:

Storm porch with original leaded stained glazed entrance door gives access to:

Reception hallway

Having original Victorian tiled floor, radiator, dado rail, picture rail, understairs storage cupboard.

Door from reception hallway gives access to:

Bay fronted lounge

13'6 max into bay x 11'7

Having walk-in bay with three glazed sash windows to front, antique style radiator, painted exposed wooden flooring, wood burning stove with timber fire surround, built-in storage cupboard to side and fitted display shelving, coving to ceiling.

Door from reception hallway gives access to:

Dining room

12'8 x 9'9

Having original period fireplace, glazed sash window to rear, exposed wooden flooring, picture rail.

From reception hallway part glazed door gives access to:

Kitchen/breakfast room

16'8 x 10'3

The breakfast area comprises: Glazed ash window to side, radiator, quarry to tiled floor, picture rail, two useful shelved storage cupboards.

The kitchen area comprises: Eye level and base units with built-in cupboards and drawers, integrated Bosch oven with four ring Zanussi gas hob and cooker canopy over, space for dishwasher, integrated fridge, fitted worktop with inset stainless steel sink with mixer tap over, glazed window, wall mounted gas fired central heating boiler, picture rail, sash window and quarry tiled floor.

Part glazed door with step down from kitchen/breakfast room gives access to:

Lean to laundry

7'7 x 5'1

Having polycarbonate roof and windows, quarry tiled floor, door giving access to the garden.

From lean to laundry gives access to:

WC

Having high flush WC and quarry tiled floor.

From reception hallway stairs rise to:

First floor landing

Having dado rail, picture rail, loft access.

Doors from first floor landing give access to: Three double bedrooms and bathroom.

Bedroom one

15'5 x 13'9 max into bay reducing down to 10'8

Having large walk-in bay with three glazed sash windows to front and additional glazed window to side, exposed wooden flooring, antique style radiator, original period fireplaces, picture rail.

Bedroom two

12'7 x 9'9

Having glazed sash window to rear, original period fireplaces, built-in wardrobe/store cupboard, antique style radiator.

Bedroom three

10'0 x 9'6

Having glaze sash window to rear, antique style radiator.

Bathroom

Having timber style panel bath with mixer shower over, glazed shower screen to side, wash hand basin with mixer tap over and storage cupboard below, low flush WC, Velux roof window, fully tiled to walls, vinyl floor covering, heated chrome style towel rail.

Outside

To the front of the property a tiled pathway gives access to front door. To the side of this there is a lawn garden with mature shrubs.

Rear gardens

Comprise: Paved patio area, outside cold tap, lawn gardens, paved sun terrace, well stocked borders containing shrubs, plants and bushes, gated rear pedestrian access. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

