

40 Tankerville Street, Cherry Orchard, Shrewsbury,
Shropshire, SY2 5DJ

www.hbshrop.co.uk



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Offered For Sale with NO UPWARD CHAIN, is this attractive period bay fronted three bedroom semi-detached house. The spacious, stylishly presented and much improved living accommodation is over three floors. The property has undergone extensive modernisation in the last few years. A new combination boiler with Hive system was fitted 1 year ago. The new roof is 2 years old and is fully insulated and reflected to meet modern requirements. There is a new log burner with guaranteed flue (2 years old and a new luxury family bathroom.

40 Tankerville Street is situated in this popular residential location close to local amenities. There are riversides walks leading to the Quarry Park and the historic town centre of Shrewsbury.

The accommodation briefly comprises, the following: Entrance hallway, bay fronted lounge, separate dining room with built-in seating area, light and well-fitted kitchen, cellar. first floor landing having double bedroom with luxury family bathroom, second floor landing having further two double bedrooms, front and pretty South-facing enclosed rear garden with outside entertainment space, Upvc double glazing throughout, gas fired central heating.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

Entrance hallway

Having exposed wooden flooring. Panelled door from entrance hallway gives access to:

Bay fronted lounge

13'7 max into bay x 12'3

Having an attractive period fireplace, bay window to front, radiator, exposed wooden flooring, coving to ceiling.

Panelled door from entrance hallway gives access to:

Dining room

11'7 x 12'4 max reducing 11'3

Window to rear, radiator, fitted period storage cupboard, quarry tiled floor, wood burning stove. Doorway from dining room gives access to:

Kitchen

14'5 x 7'2

Having eye level and base units, Range style cooker, integrated fridge freezer (SPACE FOR further appliances), fitted worktops with inset ceramic sink with drainer and mixer tap over, tiled splash surrounds, windows to side and rear, two Velux roof windows. Door giving access to rear of property.

Door from dining room gives access to:

Brick staircase

Which leads down to:

Cellar

12'5 x 12'1

Having fitted power and light. high level window to front.

From entrance hallway, stairs rise to:

First floor landing

Having exposed wooden flooring, window to side, radiator. From first floor landing panelled doors give access to double bedroom and bespoke luxury family bathroom.

Bedroom

12'6 x 12'4

Having part sloping ceiling, window to front, exposed wooden flooring.

Luxury Family Bathroom

11'6 x 9'4

Having large walk-in tiled shower, modern free standing bath, low flush WC, two wash hand basins set on an antique oak wash-stand with marble worktop, windows to the rear, linen storage cupboard housing newly-fitted gas fired central heating boiler, radiator, coving to ceiling.

From first floor landing stairs rise to:

Second floor landing

Having exposed wooden flooring. Panelled doors then give access to two further double bedrooms.

Bedroom

12'7 x 12'4

Having part sloping ceiling, window to front, exposed wooden flooring.

Bedroom

12'7 x 11'8

Having p window to rear, exposed wooden flooring, loft access, radiator.

Outside

The house is set back behind a low brick wall with gravelled area. Gated pedestrian side access leads to the property's beautifully landscaped South-facing rear garden; decked entertainment area with seating and barbecue, slate stone pathway with raised beds to either side, barked area, timber garden shed, fruit trees. The rear garden is enclosed by mature hedging and brick walling. Outside tap and electric point.

Services

Mains water, electricity, drainage and gas.

Council Tax Band B

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

Tenure

We are advised that the property is freehold.

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.

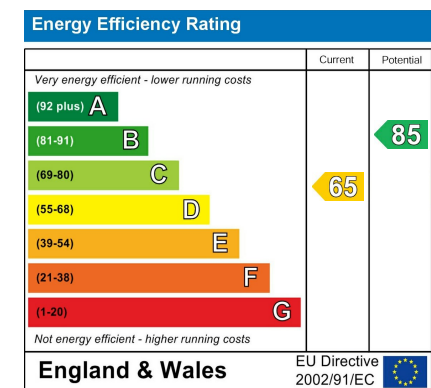
Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or

representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

