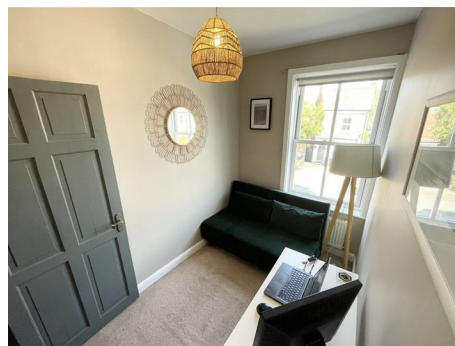


36 Cleveland Street, Cherry Orchard, Shrewsbury, Shropshire,  
SY2 5DN

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



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Holland Broadbridge 5 Barker Street, Shrewsbury, Shropshire,  
SY1 1QJ

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**Offers In The Region Of £310,000**

Viewing: strictly by appointment  
through the agent

**Holland Broadbridge**  
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**  
e: **sales@hbshrop.co.uk**



An attractive, deceptively spacious, well presented and improved three bedroom, bay fronted period mid terrace house. The property is located within this desirable residential location, close proximity to tranquil riverside walks leading to the Quarry park and the Shrewsbury town centre and is also within striking distance of an array of excellent local amenities. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway with wood burning stove, attractive refitted kitchen/diner, L shaped laundry room, cloakroom, cellar, first floor landing, three bedrooms, bespoke refitted bathroom, low maintenance front garden, attractive southerly facing rear enclosed gardens, extensive double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Wooden entrance door with glazed half moon window above gives access to:

**Reception hallway**  
Having coving to ceiling, painted exposed wooden flooring, decorative arch to ceiling, radiator.

Panel door from reception hallway gives access to:

**Bay fronted lounge**  
14'1 max into bay x 11'11  
Having wood burning stove with a decorative timber fire surround with storage cupboard to side and display shelving above, walk-in sealed unit double glazed bay window to front, exposed wooden flooring, coving to ceiling.

Panel door from reception hallway gives access to:

**Attractive kitchen/diner**  
13'9 x 12'0  
Having a range of attractive eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, integrated dishwasher, fridge freezer, fitted worktops with inset ceramic 1 1/2 sink drainer unit with mixer tap over, recessed spotlights to ceiling, tiled floor, antique style radiator.

Part glazed door from kitchen/diner gives access to:

**L shaped laundry room**  
9'7 max x 7'10  
Having space for washing machine, radiator, wall mounted gas fired central heating boiler, UPVC double glazed window to side, part glazed stable style door giving access to rear gardens, tiled floor.

Panel door from laundry room gives access to:

**Cloakroom**  
Having low flush WC, wall mounted wash hand basin with mixer tap over, tiled floor.

Door from laundry room gives access to a brick staircase which leads down to:

**Cellar and former coal chute.**  
12'0 x 11'5 approx  
Having radiator, wall mounted consumer unit, fitted power and light.

From reception hallway stairs rise to:

**First floor landing**  
Having loft access.  
  
Doors then give access to: Three bedrooms and bespoke refitted bathroom.

**Bedroom one**  
13'11 x 9'1  
Having UPVC double glazed window to rear, radiator.

**Bedroom two**  
11'11 x 7'10 max into wardrobe recess  
Having two built-in double wardrobes with storage cupboards above, sealed unit double glazed sash window to front, radiator.

**Bedroom three**  
11'11 max reducing down to 8'9 min x 6'1  
Having sealed unit double glazed sash window to front, radiator, large walk-in wardrobe.

**Bespoke refitted bathroom**  
Having roll top bath with antique style mixer tap over and hand held shower attachment off taps, tiled walk-in shower cubicle with drench shower over, plus hand-held shower attachment off, low flush WC, pedestal wash hand basin, antique style radiator, UPVC double glazed window to rear, half tiled to walls, wood effect vinyl floor covering.

**Outside**  
To the front of the property paved pathway gives access to front door with a low maintenance stone and paved garden area to side with low rise brick walling/screening the pedestrian pathway. To the rear of the property there is an

**Attractive southerly facing rear garden**  
Comprising: Paved area with outside cold tap, paved pathway, paved sun terrace, raised beds, lawn garden, inset shrubs, timber garden shed, gated rear pedestrian access. The rear gardens are enclosed by fencing and brick walling.

**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.

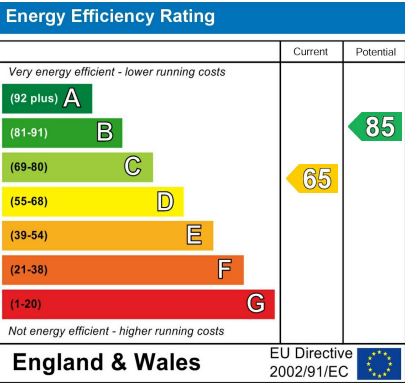
**COUNCIL TAX BAND B**

**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.



FLOORPLANS

