



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

56 King Street, Cherry Orchard, Shrewsbury, SY2 5ES

**£260,000 Asking
Price**

To view this property please call us on **01743 236 800** Ref: T7867/SL/KQ

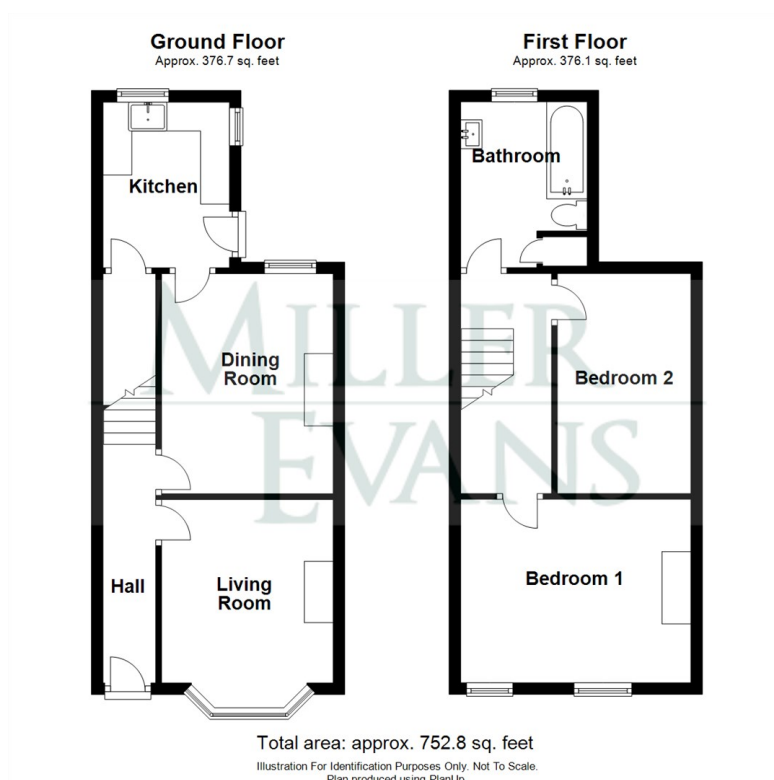
A typically charming, period, terraced house in this popular and sought after residential area.

This two bedroom terraced property provides well planned and well proportioned accommodation throughout. Inside the layout consists of a hallway serving the living room to the front with cast iron feature fireplace and bay window overlooking the forecourt and reception area, a second reception room/dining room overlooks the rear garden with a compact kitchen located at the rear, which is attractively appointed with a range of Bespoke units and benefits from a large understairs larder cupboard. A staircase leads to the first floor level, with a spacious main bedroom, bedroom two and a good sized family bathroom. The property benefits from gas fired heating. The current owner has made a recent significant investment and has installed a new roof.

The property is well placed in this popular and desirable location. The neighbourhood is characterised by its period terraced houses. Cherry Orchard benefits from a range of local amenities including shops, popular schools, the nearby town centre via the English Bridge with its many fashionable bars and restaurants, Theatre Severn and Quarry Park and Dingle Gardens. Overall, Cherry Orchard combines the charm of historic architecture with the convenience of modern living, making it one of Shrewsbury's most sought after residential areas.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

Decorative tiled floor

LIVING ROOM

10'5" x 9'9" (3.18m x 2.97m)

Cast iron fireplace feature

Bay window to the front

DINING ROOM

12'6" x 9'9" (3.81m x 2.97m)

Fireplace recess

Window overlooking the south facing rear garden

KITCHEN

9'5" x 7'2" (2.87m x 2.19m)

Well appointed and fitted with a range of Bespoke units

Understairs larder cupboard

Two windows overlooking the south facing rear garden

Door allowing access to the garden

From the entrance hall, a STAIRCASE rises to FIRST FLOOR LANDING

SPACIOUS BEDROOM 1

10'7" x 13'1" (3.23m x 3.99m)

Fireplace feature

Two windows with outlooks along King Street

BEDROOM 2

12'6" x 7'7" (3.81m x 2.31m)

Window overlooking the rear garden with a pleasant south facing aspect

BATHROOM

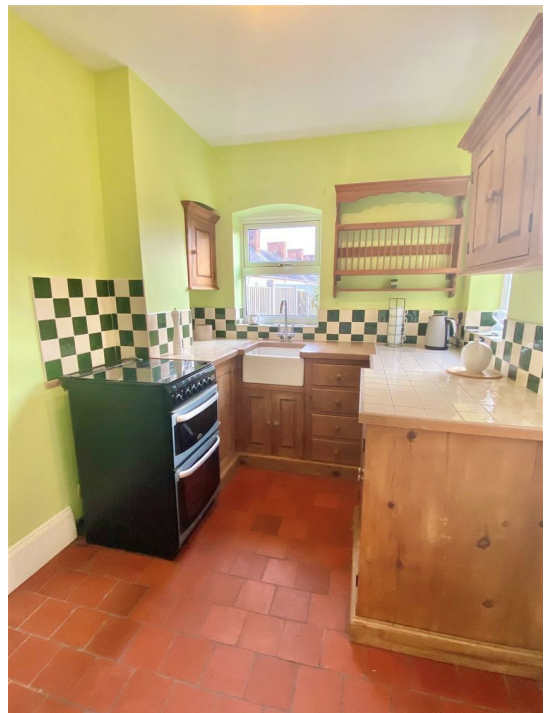
Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

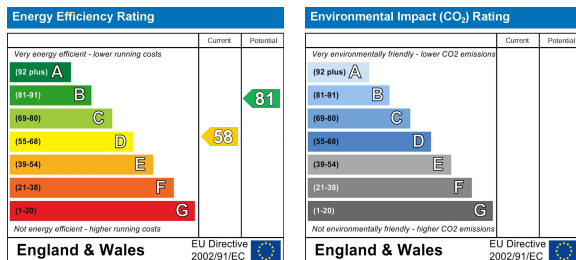
The property is divided from the road by an ornamental wall with balustrade and a gateway allows access over the forecourt serving the reception area.

There is a neatly kept and easily maintained SOUTH FACING REAR GARDEN with a brick paved area, patio and lawn. The whole garden is enclosed on all sides by well maintained closely boarded wooden fencing.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate to the traffic lights. Turn left onto Monkmoor Road. After a short distance, turn right into King Street. Continue for a further short distance, and the property will be found on the right hand side.



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: B

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.



IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
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South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
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