



**20 Canon Street, Cherry Orchard, Shrewsbury, SY2 5HG**

3 bedroom detached house — £425,000 Freehold

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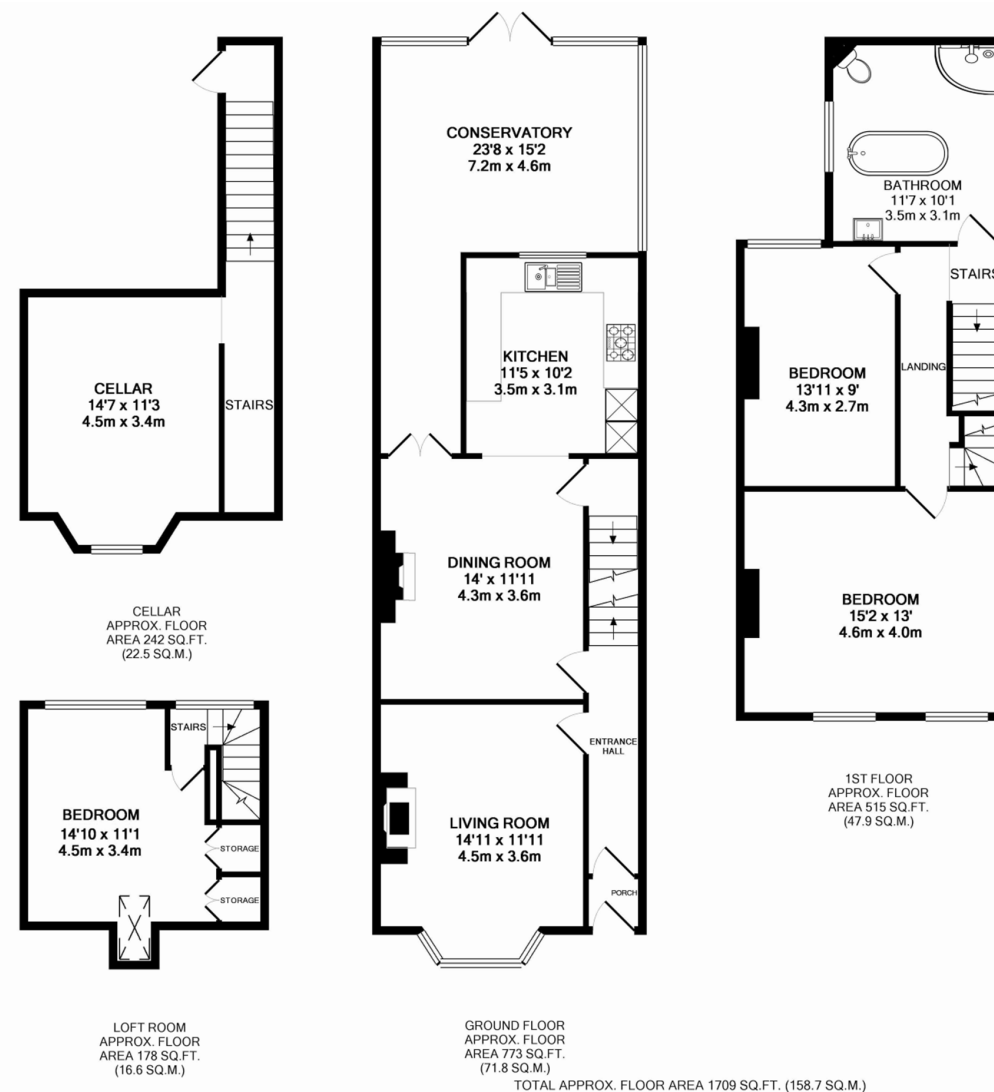
£425,000 Freehold — 3 bedroom detached house

sales@cgpooks.co.uk

Located in the popular Cherry Orchard area within walking distance of the town centre; this impressive detached Victorian property provides spacious and characterful accommodation with an attractive rear garden.

## KEY FEATURES

- Entrance hall with original tiled flooring and stripped pine doors to both the living and dining rooms.
- Living room has a bay window to front, as well as pine boarded flooring and sandstone fire surround with wood burner.
- Dining room which also has a fireplace similar in style to the living room, oak boarded flooring and access to the fitted kitchen.
- Glazed double doors from dining room opening to the conservatory which connects to the rear garden. There is also a staircase to the lower ground floor cellar room, which has been converted into a useable space, ideal for a home office or games/music room.
- Staircase from hall to the first-floor landing where there are two double bedrooms and a large family bathroom with separate shower.
- Further staircase from the landing to the second floor where there is a 3rd double bedroom with windows to both the front and rear.
- Double glazed windows and gas central heating.
- Side access to a lovely private courtyard style garden which has been composite decked for easy maintenance along with canopied seating area and useful store.
- Well situated in the pretty and very sought-after Cherry Orchard area, close to some excellent amenities, good pubs/restaurant's and the town centre.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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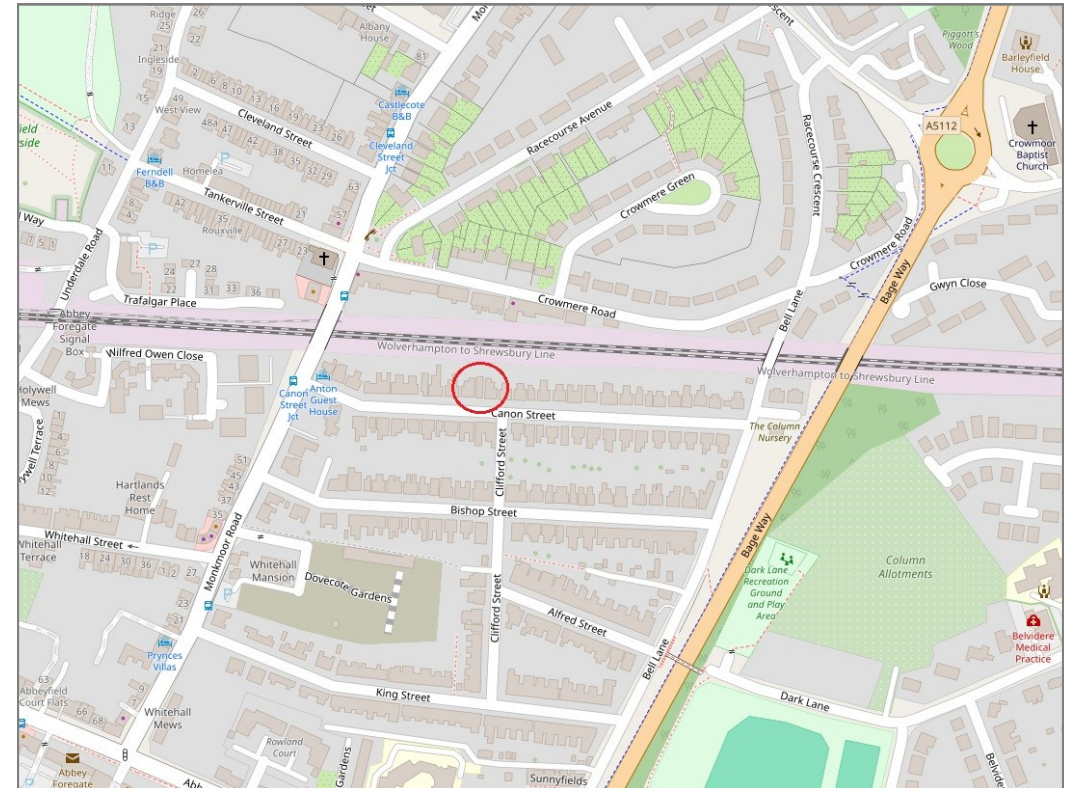
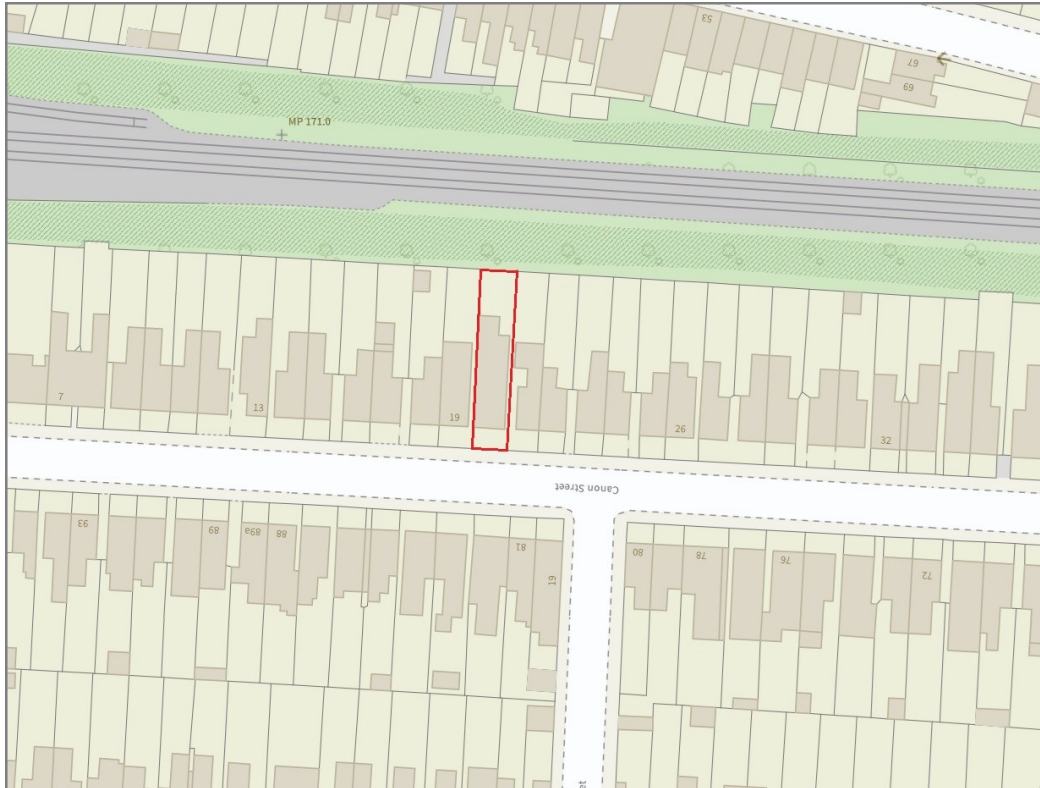
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>TBC</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



Your home may be repossessed if you do not keep up repayments on your mortgage.

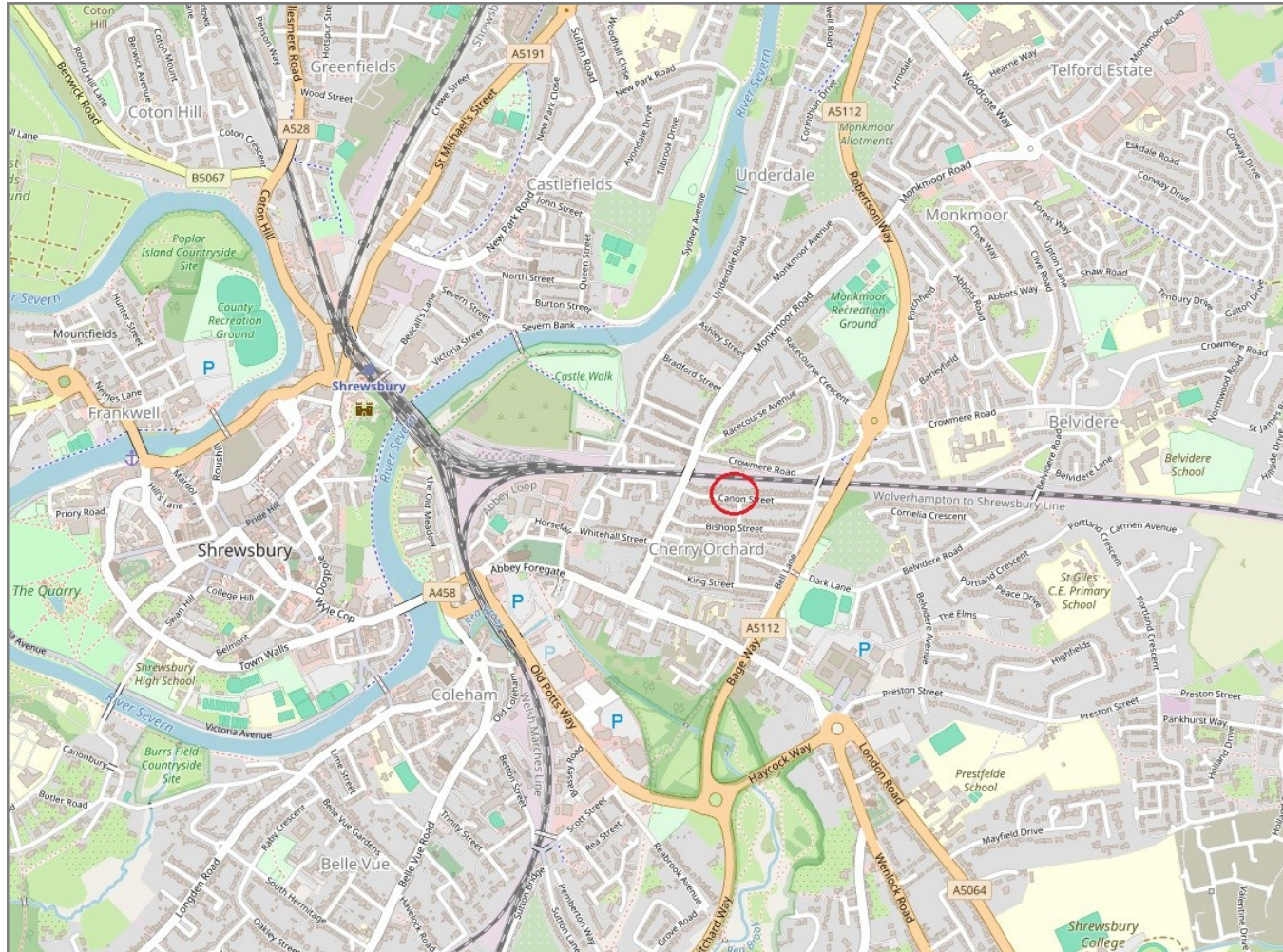
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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