



**Cedar Villa, 30 Bishop Street, Cherry Orchard, Shrewsbury, SY2 5HB**

3 bedroom detached house — £475,000 Freehold

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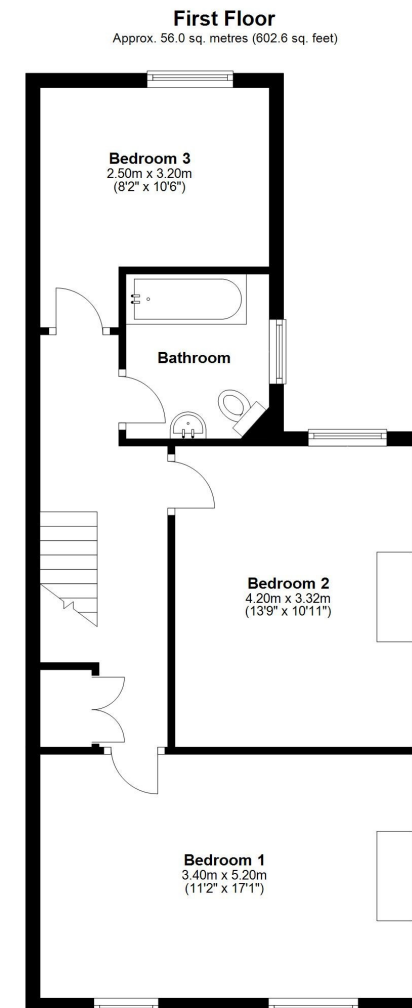
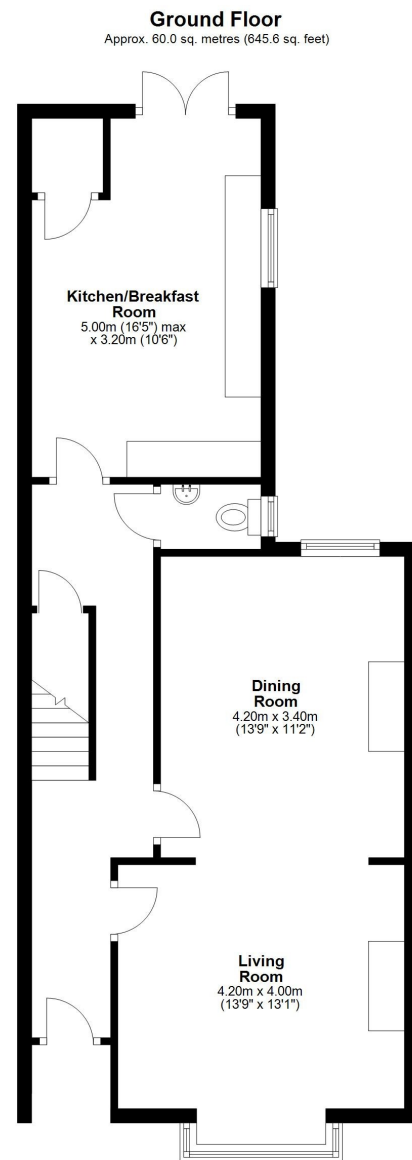
£475,000 Freehold— 3 bedroom detached house

sales@cgpooks.co.uk

Situated within the very popular Cherry Orchard area, this attractive detached house has been well-maintained and improved to provide beautifully presented and thoughtfully designed accommodation throughout, while retaining plenty of character and benefitting from a private landscaped garden.

## KEY FEATURES

- Covered entrance opening to a good-sized hallway with decorative tiled flooring, cloakroom and useful under stairs storage
- Open plan living and dining rooms, both having feature fireplaces, with the living room also having a bay window to front
- Separate kitchen/breakfast room, complete with a range of fitted units, Smeg appliances, very practical built-in pantry, and glazed double doors to the rear garden
- On the first floor is a spacious landing with airing cupboard, three double bedrooms, and a family bathroom with shower. Bedrooms one and two are particularly generous in size and both have feature fireplaces
- Double glazed windows and gas fired central heating throughout - the timber windows to the front elevation, including the bay, have been restored and fitted with double glazing and shutter blinds
- Private landscaped rear garden comprising areas of lawn, large paved sun terraces, planted borders, and gated access to side
- A fantastic location on a pretty street within a sought-after residential area, a short walk from excellent amenities, local parks and riverside walks, as well as the town centre
- This unique detached house has been sympathetically improved over recent years, now offering stylish and immaculately presented accommodation, balanced out with plenty of character and original features



Total area: approx. 116.0 sq. metres (1248.2 sq. feet)











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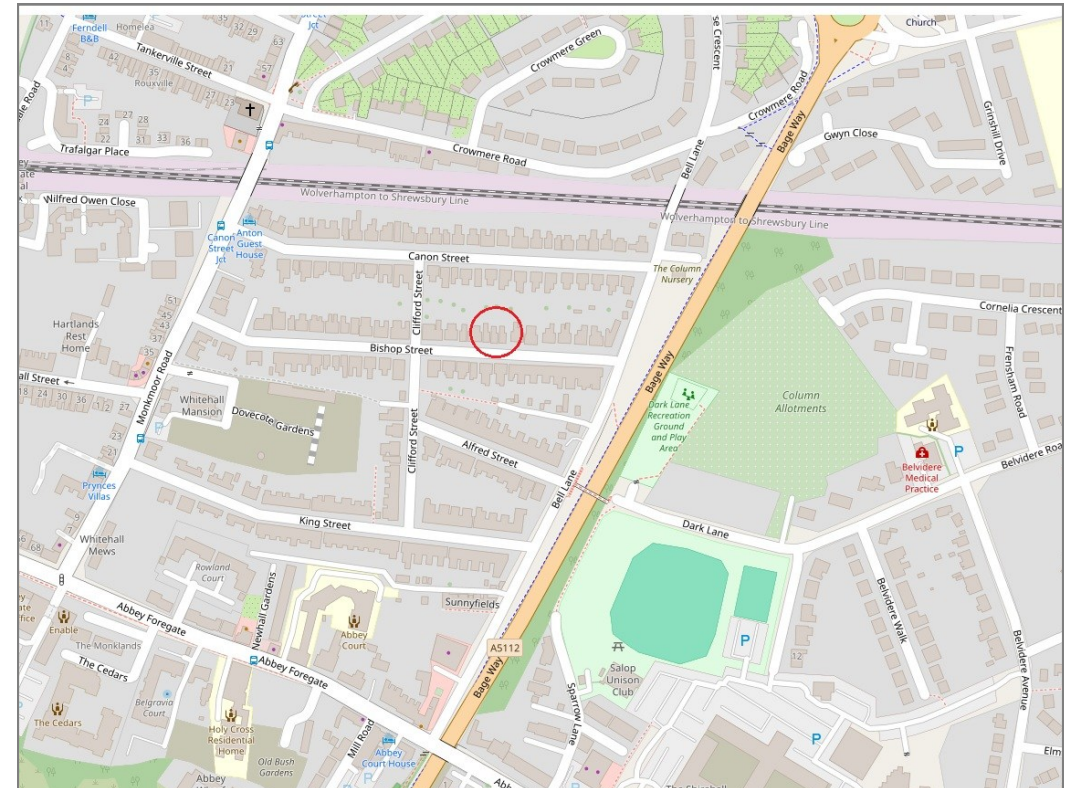
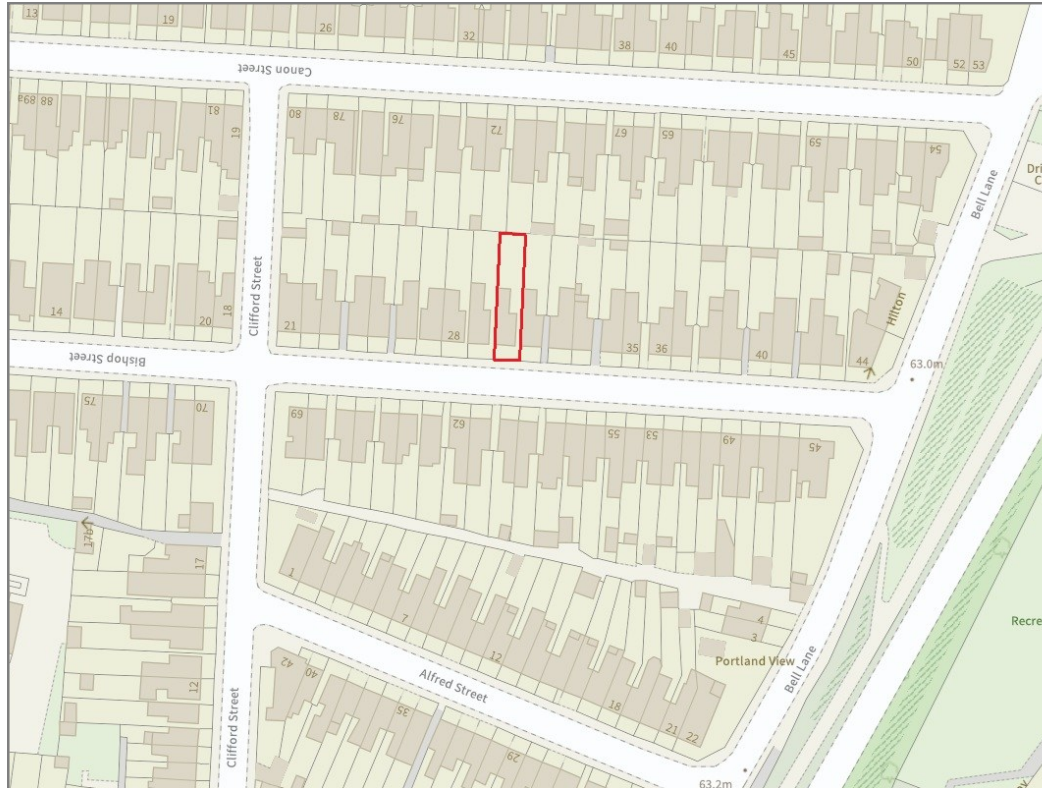
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**BOUNDARIES NOT CONFIRMED**

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.

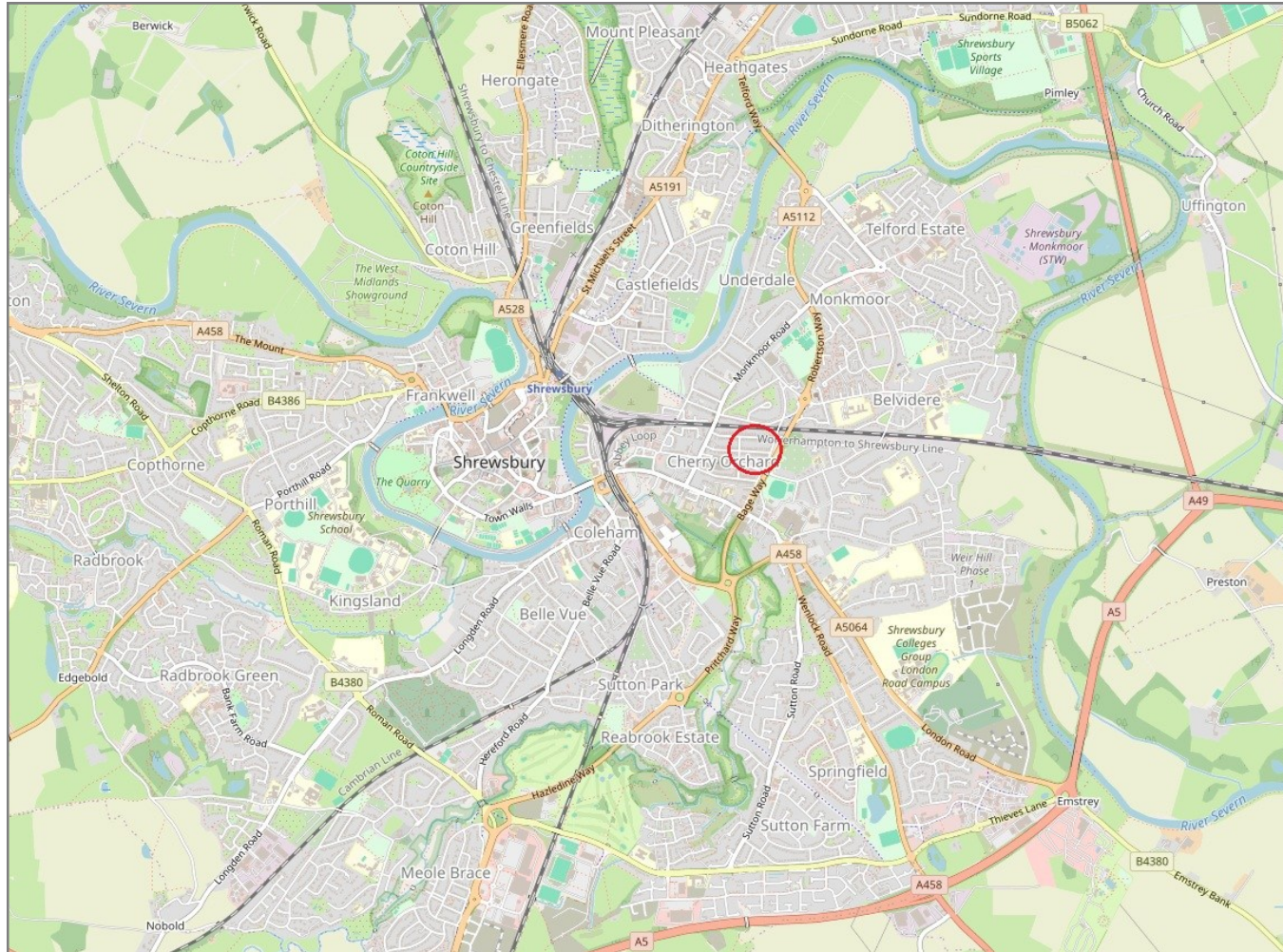
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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