



**17a Clifford Street, Cherry Orchard, Shrewsbury, SY2 5EU**

1 bedroom end terrace house — £196,000 Freehold

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Coopergreenpooks.co.uk

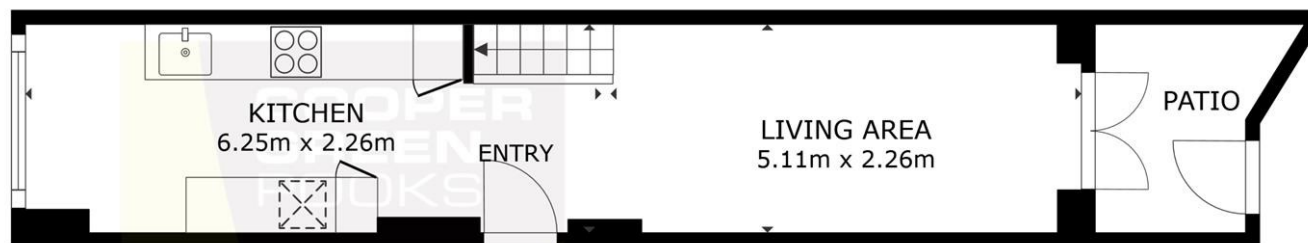
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sales@cgpooks.co.uk

Situated within a sought-after residential area, this individually designed end terrace house of character offers beautifully presented accommodation, finished to a high standard throughout, with the benefit of a private courtyard garden.

## KEY FEATURES

- Impressive open plan ground floor space with wood-effect flooring, decorative panelling, feature roof light, and glazed double doors onto the rear patio
- A well-fitted kitchen, complete with integrated appliances and window seat into the bay at the front
- On the first floor is a double bedroom with built-in wardrobes and an en-suite shower room
- Private courtyard garden with gated access to the rear
- Located on a pretty street within the popular Cherry Orchard area, walking distance from the town centre and an excellent range of amenities
- The property is currently let on an assured shorthold tenancy and achieves £850 PCM which could be continued subject to negotiation, or sold vacant with no upward chain creating the perfect first home, holiday home or investment opportunity



GROSS INTERNAL AREA  
FLOOR 1 25.9 m<sup>2</sup> FLOOR 2 14.0 m<sup>2</sup>  
EXCLUDED AREAS : PATIO 4.0 m<sup>2</sup>  
TOTAL : 39.9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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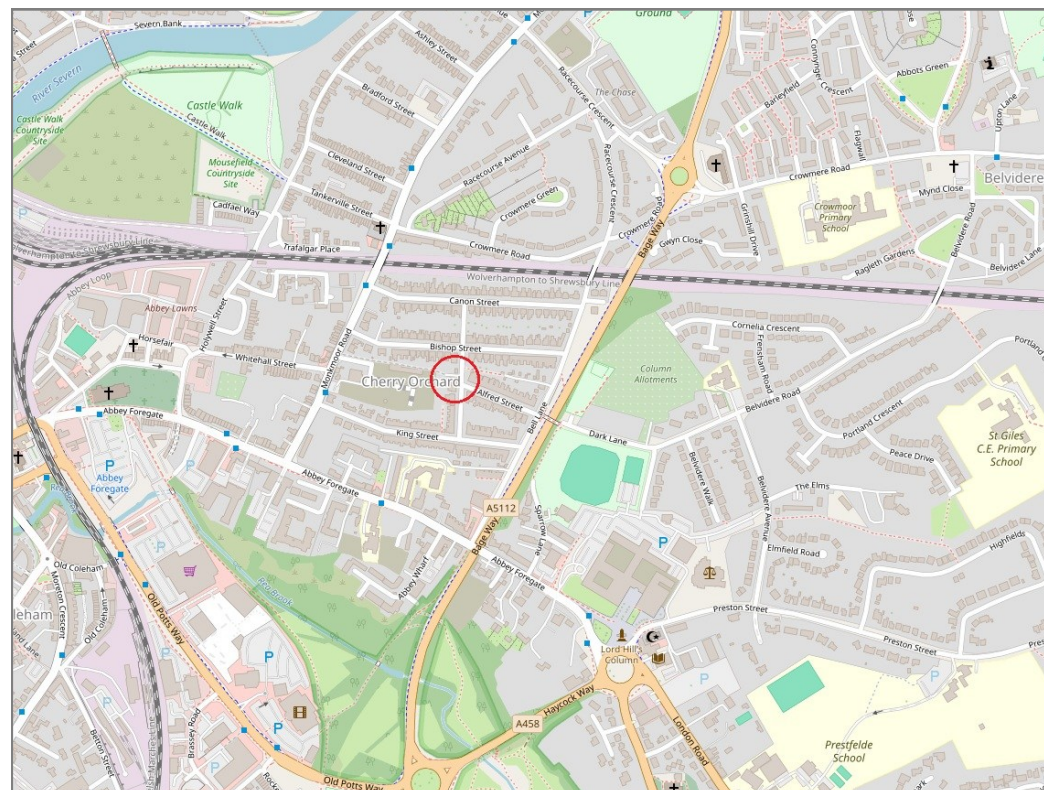
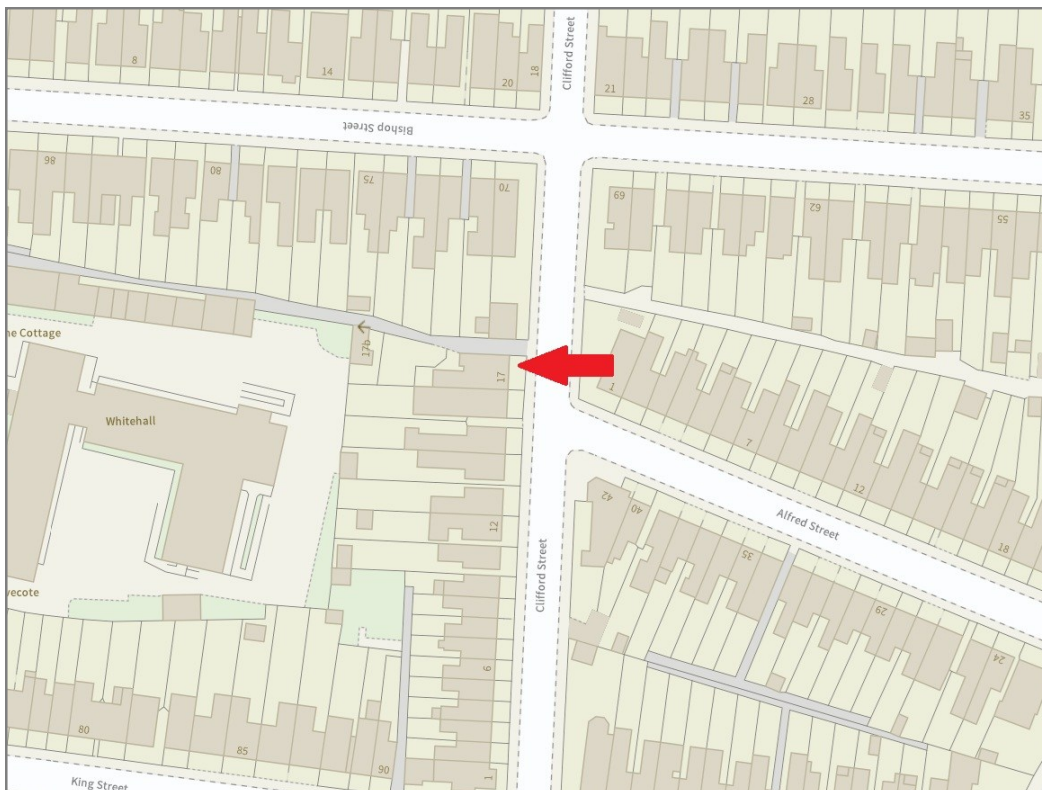
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band A</b>
EPC Band	<b>Band E</b>
Services	<b>Mains water, electricity and drainage are connected. Electric heating.</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.

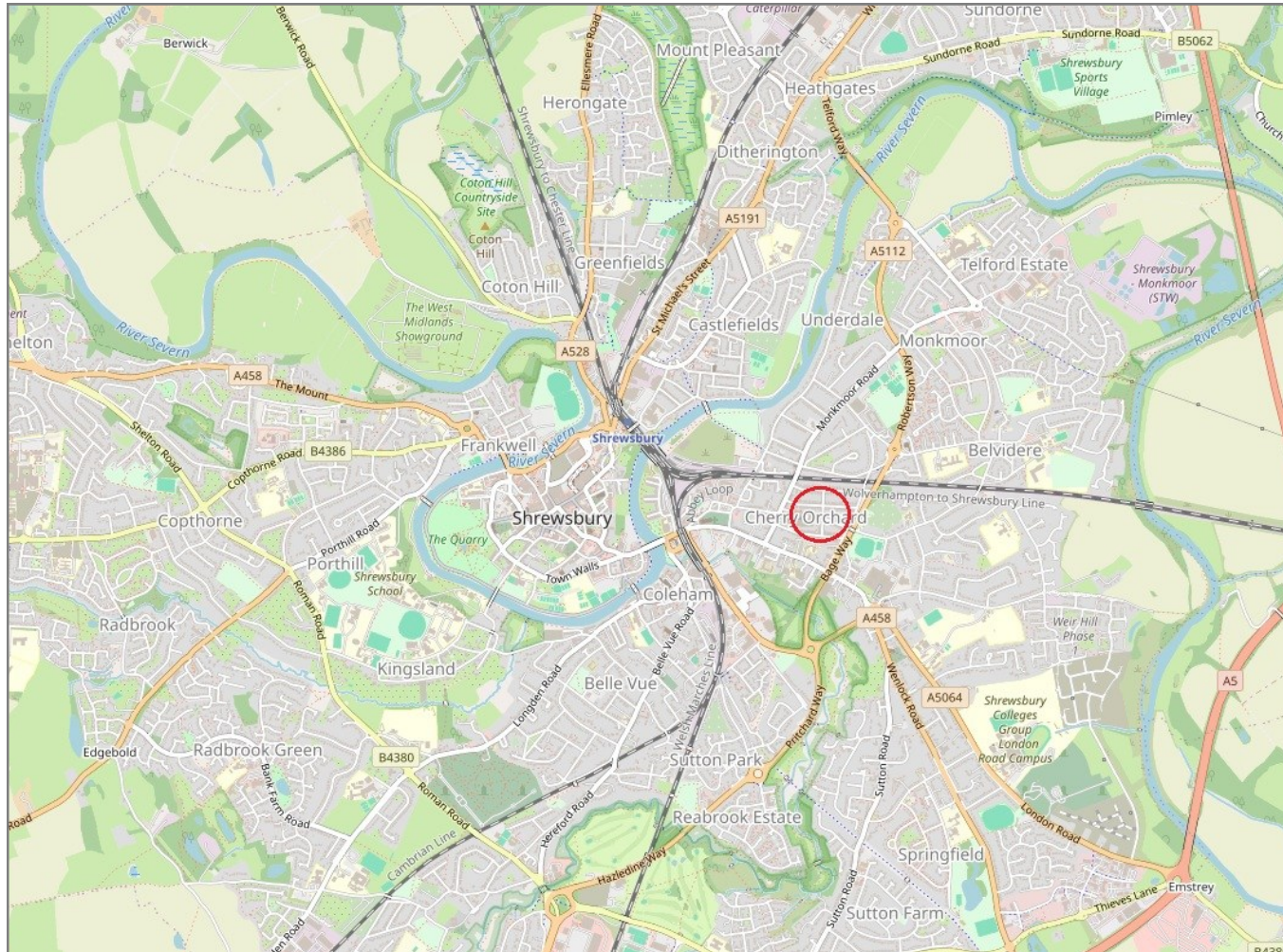
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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