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## **18 Ashley Street, Cherry Orchard, Shrewsbury, Shropshire, SY2 5DU**

**£350,000**

A most appealing 3 bedrooned semi-detached house of great character that combines an array of period features with attractive improvements. Located in a highly sought after road, the accommodation includes: Entrance Hall, Spacious Living Room opening through to the Dining Room with Period Range, impressive, extended Kitchen/Breakfast Room opening into attractive gardens. 3 generous Bedrooms and Bathroom.

Early viewing is highly recommended.



## **18 Ashley Street, Cherry Orchard, Shrewsbury, Shropshire, SY2 5DU**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### **Accommodation comprises**

#### **Recessed Porch**

Quarry tile flooring, decorative glass panel door with window above.

#### **Entrance Hall**

Period pattern tile flooring, radiator, staircase leads to First Floor Landing.

#### **Living/Dining Room**

Stripped pine door, engineered oak flooring, secondary glazed bay window to the front with shutters and secondary glazed sash window to the rear. A particular feature of the property is the original range with quarry tile hearth and open grate. Picture rail, period storage cupboards to one alcove, book shelving to the side of the second chimney breast.

#### **Impressive Kitchen/Breakfast Room**

A beautiful room, extended in 2022, with excellent natural lighting provided by a range of windows, sliding patio doors and skylight. The Kitchen Area is fitted with wooden worktops and a comprehensive range of units, glazed tiled splashbacks, inset glazed 1 1/2 bowl sink unit, useful under stairs pantry with shelving and quarry tile floor, integrated electric double oven, induction hob with filter hood above, dishwasher and space for further appliances. Generous Breakfast Room Area with designer radiator, engineered oak flooring, cupboard housing gas combi central heating boiler.

#### **Spacious First Floor Landing**

Useful built in storage cupboard and access to insulated and boarded loft space.

#### **Bedroom 1**

Stripped wood door, ornate period cast iron fireplace, fitted wardrobes, 2 sash windows to the front with shutters, picture rail, radiator.

#### **Bedroom 2**

Ornate cast iron fireplace, radiator, sash window overlooking rear garden.

#### **Bedroom 3**

Radiator, secondary glazed sash window overlooking rear garden.

#### **Bathroom**

Fully tiled with white glazed tiles and fitted with 3 piece suite including bath with mixer tap and wall mounted shower fitting with drench head, wash basin and WC, heated towel rail and window to the side.

#### **Outside - Front**

Enclosed by brick wall and hedging, approached through a wrought iron gate onto a quarry tile path. The front garden is gravelled with shrub beds. Pathway to the side leads to the rear of the property.

#### **Rear Garden**

Approached onto a paved patio, to the side of the property are light and power points. Beyond the patio is a good-sized lawn with mature trees and shrubs, and the garden is enclosed by fencing and hedging.

#### **Services**

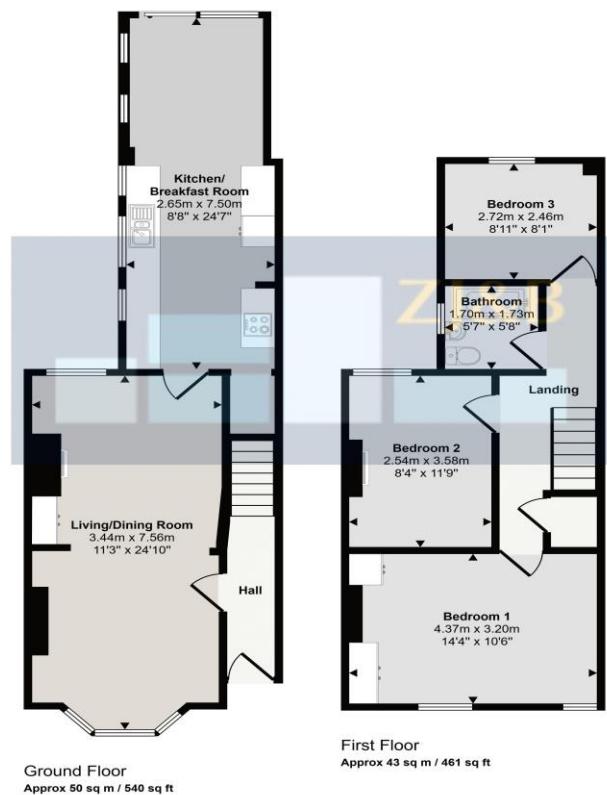
We understand that mains water, drainage, gas and electricity are connected to the property.

#### **Council Tax Band C**

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

Approx Gross Internal Area  
93 sq m / 1001 sq ft

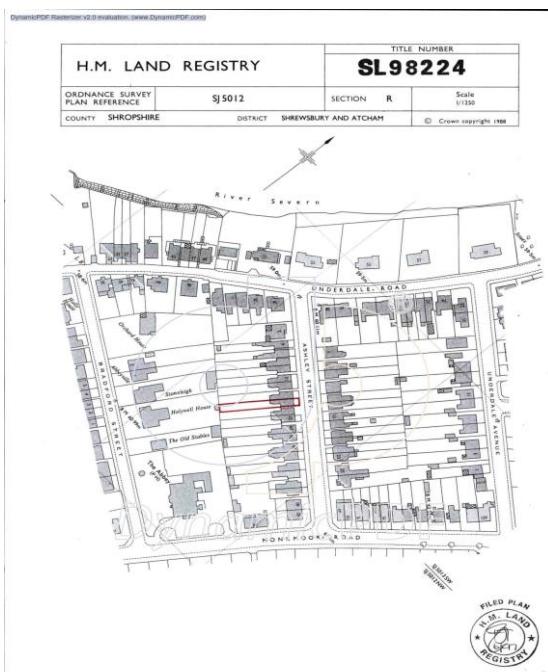


Ground Floor  
Approx 50 sq m / 540 sq ft

First Floor  
Approx 43 sq m / 461 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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## Energy performance certificate (EPC)

18, Ashley Street SHREWSBURY SY2 5DU	Energy rating	E	Valid until:	27 November 2026
Certificate number:	2970-723-4486-7954			

Property type

Semi-detached house

Total floor area

87 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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**01743 248351**

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