



17a Clifford Street £196,000

Cherry Orchard, Shrewsbury, SY2 5EU

**SPENCER
JAKEMAN**

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

- Refurbished to the highest of standards with Impressive open plan ground floor space with wood-effect flooring, decorative feature panelling, stylish roof light, and glazed double doors onto the delightful rear patio
- A high-quality refitted kitchen, complete with integrated appliances, contemporary units and window seat into the bay at the front
- Double bedroom with tasteful built-in wardrobes and an luxury en-suite shower room
- Private secluded courtyard garden with attractive patio and gated access to the rear
- Located on this quiet street within the popular Cherry Orchard area, walking distance from the town centre and an excellent range of amenities
- Offered to the market with no upward chain

Situated within this highly regarded sought-after residential area of Cherry Orchard which is just a short walk to the vibrant town centre. This individually designed end terrace property sympathetically blends character and modern stylish fittings to create a perfect contemporary space, finished to a high standard throughout with viewing highly recommended by the selling agent appreciate the high calibre accommodation on offer.





Situated in the sought-after Cherry Orchard area of Shrewsbury, the property is perfectly positioned for professionals and young families alike. The town centre is within easy walking distance, offering a wide range of independent shops, cafés, and restaurants, ideal for weekend outings and everyday convenience. Excellent local schooling options are nearby, along with green open spaces including The Quarry and riverside walks along the River Severn—perfect for family time outdoors.

For commuters, Shrewsbury benefits from strong road links via the A5 and A49, as well as a well-connected railway station providing direct routes to major cities, making it an ideal base for those balancing work and family life.

Entrance

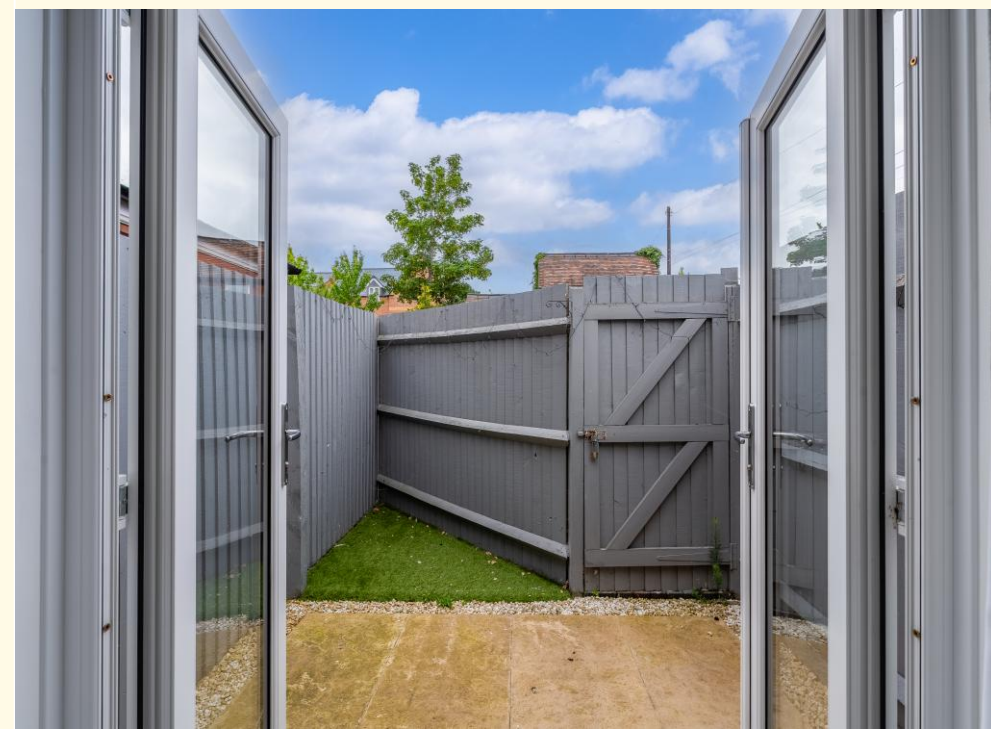
Living Room 20' 6" x 8' 9" (6.25m x 2.66m)

Kitchen/Breakfast Room 20' 8" x 7' 5" (6.35m x 2.26m)

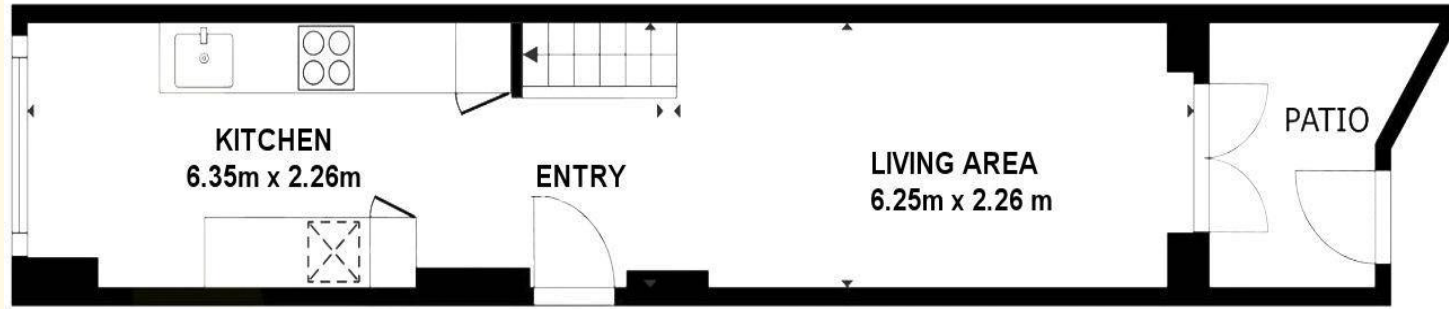
Stairs rising from entry to first floor

Bedroom One 16' 1" x 8' 10" (4.90m x 2.69m)

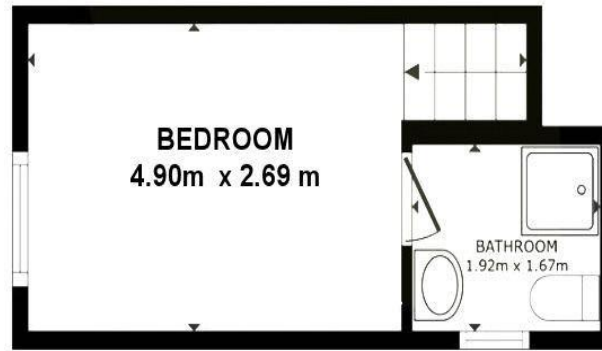
En-suite







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 25.9 m² FLOOR 2 14.0 m²
EXCLUDED AREAS : PATIO 4.0 m²
TOTAL : 39.9 m²

MEASURES AND DIMENSIONS ARE APPROXIMATE. ALL FIGURES MAY VARY.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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