



61 BISHOP STREET
CHERRY ORCHARD | SHREWSBURY | SY2 5HD





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Close to town amenities.

A PARTICULARLY SPACIOUS AND ATTRACTIVELY PRESENTED PERIOD SEMI DETACHED HOUSE, SET WITH SOUTH FACING GARDENS IN THIS LOVELY RESIDENTIAL LOCATION.

Walking distance to town centre
Generously proportioned rooms
Flexible living environment
South facing rear aspect
Spacious easily maintained gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre proceed over the English Bridge and along Abbey Foregate to the traffic lights and turn left onto Monkmoor Road. Continue over the railway bridge and turn right into Bishops Street. Continue along and the property will be found on the right hand side.

SITUATION

The property is mostly attractively situated and well positioned in one of Shrewsbury most favourable residential localities being conveniently placed with a number of local amenities including shops close by. The town centre is within walking distance and offers a further and more comprehensive range of amenities including shops, restaurants and further social facilities. The town centre also offers a rail service. Commuters will find access to the A5 which links quickly through to the M54 motorway and Telford.

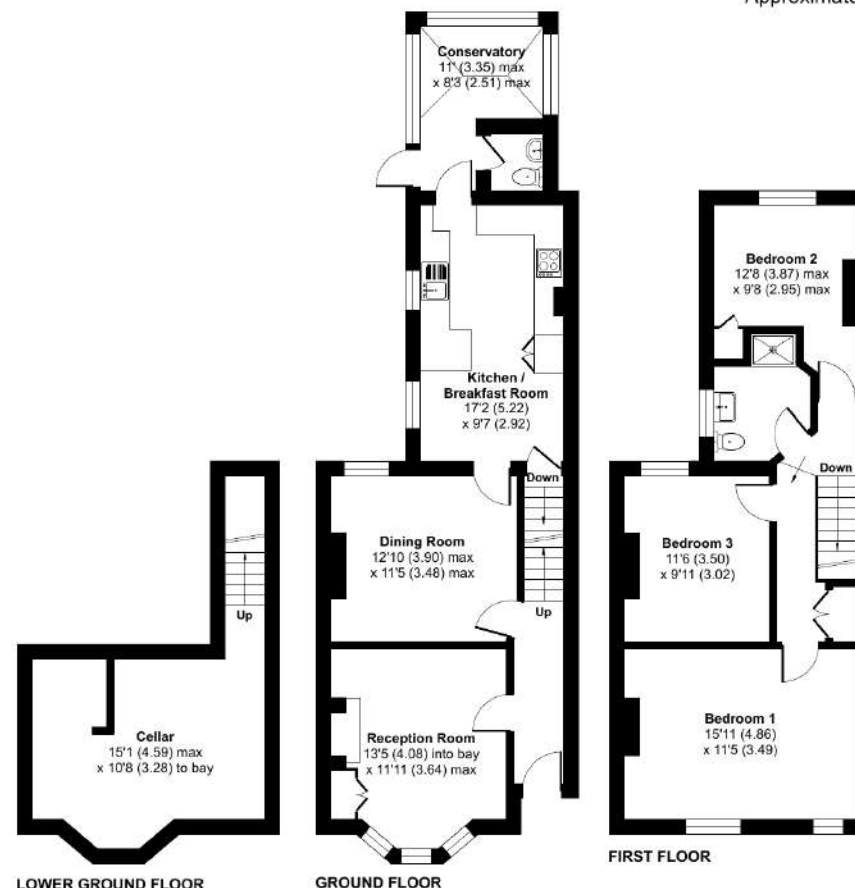
PROPERTY

61 Bishop Street is a beautiful period semi-detached home offering rooms of pleasing proportions throughout and an abundance of character features, including ornate cornicing.

A welcoming reception hall with original tiled flooring sets the tone, with a staircase rising to the first floor. The superb living room features bespoke fitted cupboards and a charming bay window seat, while the generous dining room is ideal for entertaining.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1403641



Approximate Area = 1372 sq ft / 127.5 sq m

For identification only - Not to scale



To the rear, a spacious breakfast kitchen is fitted with a range of units and integrated appliances, complemented by extensive worktops and a recently replaced gas boiler. The kitchen leads through to a bright conservatory, which overlooks and provides access to the rear gardens. A guest WC completes the ground floor, whilst a generous cellar can be found on the lower ground floor.

On the first floor are three generous bedrooms, all served by a modern family shower room.



OUTSIDE

Outside, the front garden is attractively landscaped with well-designed shrubbery borders. The majority of the outdoor space lies to the rear, enjoying a desirable southerly-facing aspect. Designed for ease of maintenance, the garden features areas of AstroTurf, a covered gravelled seating area ideal for al fresco dining and entertaining, and a barked play area perfect for children.

GENERAL REMARKS

AGENTS NOTE

Over recent years, the property has undergone a number of improvements:

- New roof
- Fully re-wired
- Damp proofing work
- New boiler and radiators throughout downstairs

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



