



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

**£265,000**

A charming 2-bedroom semi detached property located in the popular Cherry Orchard and within easy access of the town centre and link roads. The property is in need of general modernisation and refurbishment but has great potential so it's perfect for those looking to create their dream home in a great location. The accommodation comprises of: Porch, Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, 2 bedrooms, Bathroom, Good Size Rear Garden - NO UPWARD CHAIN



## 13 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

Composite entrance door.

#### **Porch** 6' 0" x 3' 0" (1.83m x 0.91m)

Original quarry tile flooring, radiator, uPVC double glazed entrance door.

#### **Entrance Hall**

Quarry tile flooring, staircase leading to First Floor Landing.

#### **Living Room** 11' 4" x 12' 4" (3.45m x 3.76m)

Carpet, double glazed bay window to the front, tiled fireplace - not working.

#### **Dining Room** 12' 3" x 12' 3" (3.73m x 3.73m)

Exposed floor boards, radiator, double glazed window to the rear, built in storage cupboard, under stairs storage cupboard.

#### **Kitchen** 8' 11" x 7' 11" (2.72m x 2.41m)

Vinyl flooring, double glazed window to the side and window and uPVC double glazed door to Utility, radiator, wall mounted Worcester boiler. Fitted with a range of units with laminate work tops, inset sink unit.

#### **Utility Room** 5' 10" x 7' 11" (1.78m x 2.41m)

Tiled flooring, double glazed window overlooking rear garden, base and eye level units, laminate work top, tiled splash back, WC, radiator, uPVC door to the rear garden.

#### **First Floor Landing** 7' 8" x 5' 7" (2.34m x 1.70m)

Single glazed window to the side, radiator, access to loft.

#### **Bedroom 1** 11' 5" x 15' 10" (3.48m x 4.82m)

Exposed floor boards, 2 built in wardrobes, double glazed window the front, single glazed window to the side, second door to Landing.

#### **Bedroom 2** 12' 4" x 9' 9" (3.76m x 2.97m)

Exposed floor boards, built in single wardrobe with storage above, radiator, double glazed window overlooking rear garden.

#### **Bathroom** 9' 0" x 7' 11" (2.74m x 2.41m)

Exposed floor boards, WC, wash basin, radiator, double glazed window to the rear, enclosed shower cubicle with electric shower unit with aqua-boarding, built in storage cupboard housing hot water cylinder.

#### **Rear Garden**

Approached onto a paved pathway and patio and enclosed by timber fencing. The pathway leads the length of the garden with shrub beds to either side. Area of lawn to the rear and space for greenhouse. Trees set around giving much privacy to the garden, side access to the front of the property.

#### **External - Front**

The property is approached through a wrought iron gate onto a paved pathway leading to the entrance door and extending to the side of the property. Gravel bed to the front with shrubs borders.

#### **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**

## Ground Floor



## First Floor



13 Ashley Street, Cherry Orchard, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

### Energy performance certificate (EPC)

13 Ashley Street SHREWSBURY SY2 5AU	Energy rating <b>D</b>	Valid until: 18 June 2035
Certificate number: 9789-3851-0206-1125-9200		

Property type  
Semi-detached house  
Total floor area  
90 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) (<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 D. It has the potential to be C.

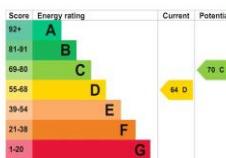
[See how to improve this property's energy efficiency.](#)

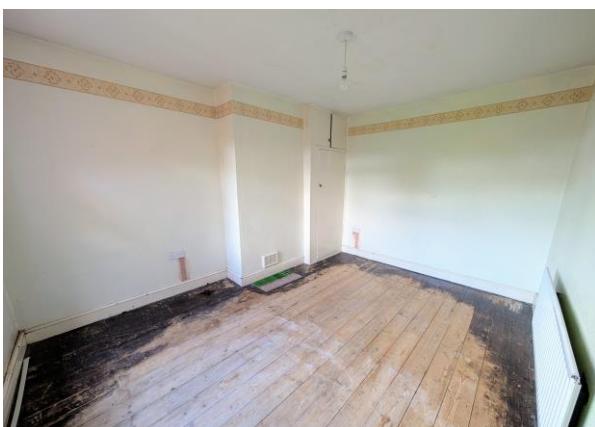
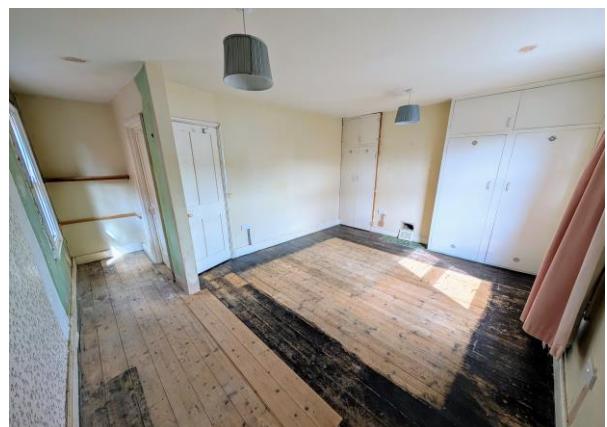
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60





#### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice.

To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on  
**01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**