

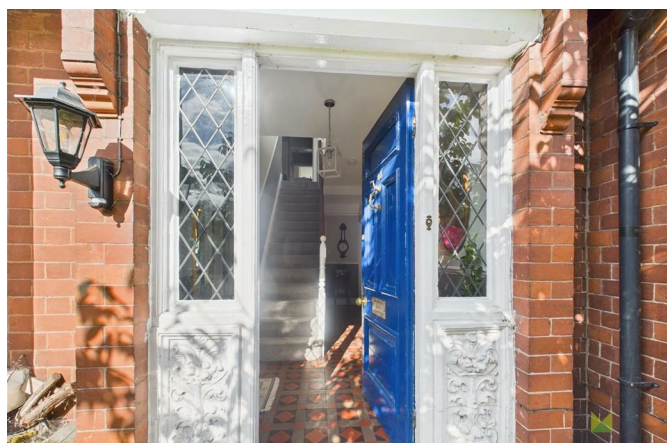
# 23 Alfred Street Cherry Orchard Shrewsbury SY2 5EY



**4 Bedroom House - Detached**  
**Offers In The Region Of £550,000**

## The features

- CHARMING DOUBLE FRONTED 4 BEDROOM DETACHED
- WEALTH OF CHARM AND PERIOD FEATURES
- STUDY/SITTING ROOM, LARGE KITCHEN WITH OVEN AND HOB
- 4 DOUBLE BEDROOMS AND FAMILY BATHROOM
- PRIVATE AND ESTABLISHED GARDENS. VIEWING RECOMMENDED
- ENVIABLE LOCATION IN CONSERVATION AREA CLOSE TO TOWN
- LOUNGE AND DINING ROOMS WITH OPEN FIRES
- GOOD SIZED CONSERVATORY
- DRIVEWAY WITH AMPLE PARKING



**\*\*\* PERIOD DETACHED HOUSE WITH AMPLE PARKING \*\*\***

A unique opportunity to purchase this charming 4 double bedroom period detached house which has the added benefit of gated off road parking for several vehicles - a perfect home for a growing family and those who love to entertain.

Occupying an enviable corner plot on the edge of this much sought after Conservation area which is a pleasant stroll local amenities including supermarkets, church, public houses/restaurants and all the amenities of the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge with open fireplace, Dining Room again with open grate, Study/Sitting Room, good sized Kitchen, large Conservatory, 4 double Bedrooms and family Bathroom.

The property has the benefit of gas central heating, many period features including high ceilings, deep moulded cornicing, picture rails, doors and fireplaces. Gated driveway which provides parking for numerous cars, large brick paved sun terrace and lovely established private gardens.

Viewing essential.

## Property details

### LOCATION

Cherry Orchard is a much sought after Conservation area, nestled on the edge of the Town Centre and being a short stroll from a host of local amenities including schools, doctors, dentists, supermarkets, general stores, restaurants/public houses, cinema, recreational facilities and churches. For commuters there is ease of access to the A5/M54 motorway network.

### RECEPTION HALL

Covered entrance with wooden and glazed door and side screens opening to spacious Reception Hall with original patterned tiled floor, useful understairs recess,, radiator.

### CLOAKS/UTILITY

with suite comprising concealed WC and wash hand basin set into vanity with storage, space for washing machine, radiator. Tiled floor.

### LOUNGE

A lovely room having walk in bay window to the front with fitted plantation style shutter blinds. Period fire place with open grate, deep moulded ceiling cornice, picture rail, radiator.

### DINING ROOM

An elegant room naturally well lit with bay window to the front and further window to the side, each fitted with plantation style shutter blinds. Attractive tiled fireplace with open grate, deep moulded ceiling cornice, picture rail, radiator.

### STUDY/SITTING ROOM

with sash window to the side with plantation style shutter blind, media point, radiator.

### KITCHEN

Fitted with range of units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having space for dishwasher and recess for American style fridge/freezer. Inset 5 burner hob with oven and grill beside, tiled surrounds and eye level wall units. Window to the rear, tiled floor and access through to useful shelved pantry cupboard.

### CONSERVATORY

An excellent sized room being of brick and sealed unit double glazed construction, providing great flexibility of living and ideal for those who love to entertain. Tiled floor, radiator and double opening French doors leading to the garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Galleried style Landing with access to roof space. Sash window overlooking the front.

### BEDROOM 1

A generous double room with windows to the front and side, period style fireplace, radiator.

### BEDROOM 2

Another generous double room, naturally well lit with bay window to the front and further sash window to the side, period fireplace, radiator.

### BEDROOM 3

with sash window to the side, radiator.

### BEDROOM 4

with window to the side, radiator.

### BATHROOM

with suite comprising panelled bath, shower cubicle with shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator.

### OUTSIDE

The property occupies a prominent dual aspect corner position at the head of Alfred Street and has the prime benefit of its own personal driveway which is access via double opening gates and provides parking and hardstanding for several cars.

The Gardens are beautifully established with shaped lawn and an excellent array of well stocked flower, shrub and herbaceous beds with inset specimen trees and which are perfectly screened from the road by mature hedging and fencing. Brick paved sun terrace which is ideal for those who love to entertain and dine alfresco. Additional side pedestrian gate with gravelled forecourt area again which is well screened with flower, shrub and herbaceous beds.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected and we would recommend that this is verified during pre-contract enquiries.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend



this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

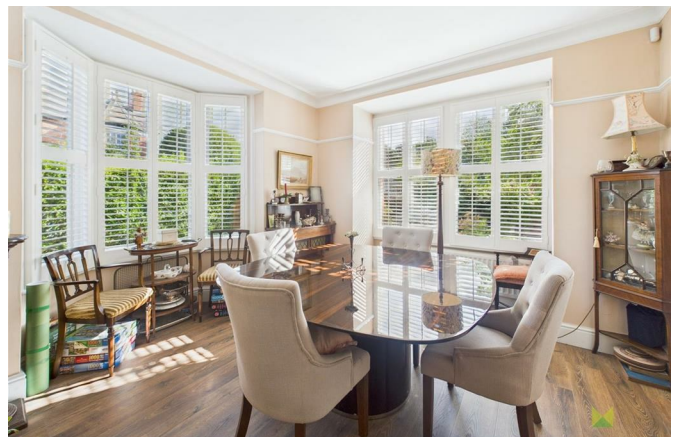
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

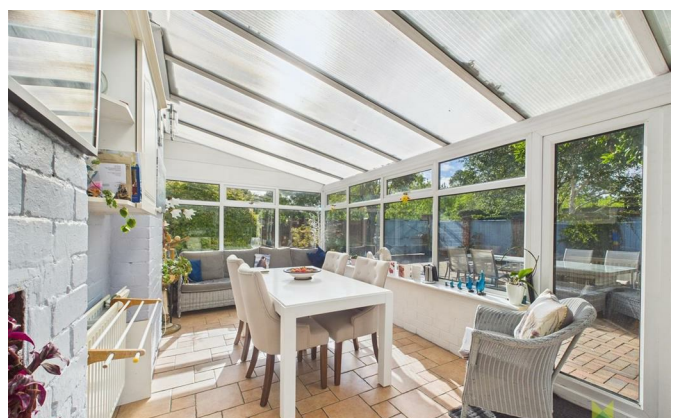
#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

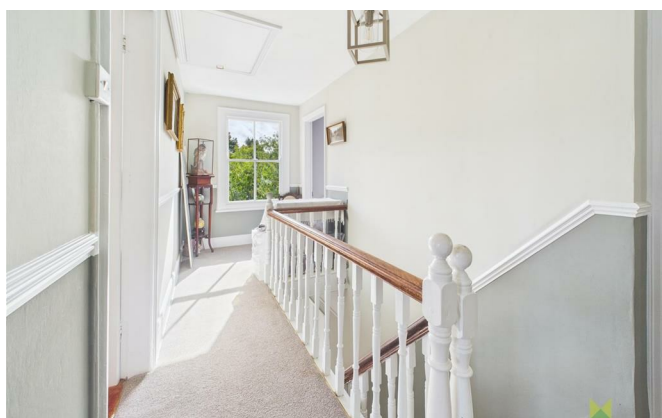
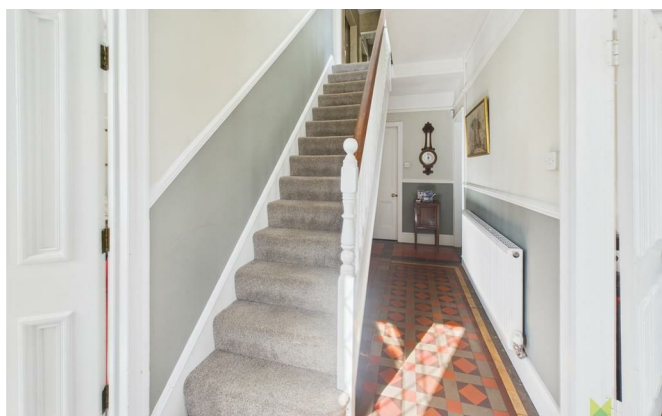






## 23 Alfred Street, Cherry Orchard, Shrewsbury, SY2 5EY.

4 Bedroom House - Detached  
Offers In The Region Of £550,000





**Approximate total area<sup>m</sup>**  
 1520 ft<sup>2</sup>  
 141.1 m<sup>2</sup>

**Reduced headroom**  
 12 ft<sup>2</sup>  
 1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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**We're available 7 days a week**

HOME – four words that define who,  
 and what we are:

**Honest, Original, Motivated, Empathetic**

#### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

#### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
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