57 Canon Street
Shrewsbury
SY2 5HH

MONKS

3 Bedroom House
Offers In The Region Of £280,000

The features

- EXCELLENT PERIOD FAMILY HOME
- RECEPTION HALL, LOUNGE AND SEPARATE DINING ROOM
- 3 GENEROUS SIZED BEDROOMS AND BATHROOM
- CLOSE TO AMENITIES
- EPC RATING TBC
- ENVIABLE CONSERVATION AREA LOCATION
- BREAKFAST KITCHEN, GARDEN ROOM AND WC.
- ENCLOSED SOUTH FACING GARDEN
- NO UPWARD CHAIN

***** PERIOD HOME WITH SCOPE FOR IMPROVEMENT *****

An opportunity to purchase this charming 3 bedroom period home which offers potential for modernisation and improvement and an ideal home for a growing family.

Occupying an enviable position in this much sought after Conservation area being a short walk from local amenities, the Town Centre and for commuters offers ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Breakfast Kitchen, Garden Room, WC, 3 generous Bedrooms and Bathroom.

The property has the benefit of original period features, central heating and enclosed South facing rear garden.

Early viewing recommended. No upward chain.

Property details

LOCATION
Situated in the popular Conservation area of Cherry Orchard, renowned for its striking architecture and quintessential Victorian character, the house is ideally placed for commuters with ease of access to the A5/M54 motorway network. There are an excellent range of shopping and leisure facilities nearby, including schools, supermarkets, bespoke shops, doctors, restaurants and public houses.

ENTRANCE HALL
Laid with encaustic tiles and radiator, leading to

LOUNGE
A bright room with exposed wooden flooring, bay window, fireplace and radiator

DINING ROOM
A generous room with window overlooking the garden and radiator

KITCHEN
with tiled floor and fitted with a range of wooden cabinets under marble effect worksurfaces incorporating a one and half drainer sink. Space for a range of further appliances. There is room for a breakfast table and chairs along with under stairs pantry storage and double doors leading to

CONSERVATORY
A good sized room of sealed unit double glazed construction with lovely aspect over the garden, tiled floor.

CLOAKROOM
Toilet, tiled floor

FIRST FLOOR LANDING
From the Reception Hall staircase leads to First Floor Landing with access to roof space and off which lead

BEDROOM
A wonderfully bright double bedroom with twin windows to the front and exposed wooden floors, radiator.

BEDROOM
Another double bedroom with window overlooking the garden, radiator.

BEDROOM
With window overlooking the garden, raditor

BATHROOM
With suite comprising panelled bath, wash hand basin and WC. Tiled surrounds radiator, window to the side.

OUTSIDE
The property is approached over a tiled pathway leading to the covered entrance. Side pedestrian access leads to the South facing Rear Garden which is laid extensively to lawn. Enclosed with fencing, timber garden storage shed.

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.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band C - 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 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

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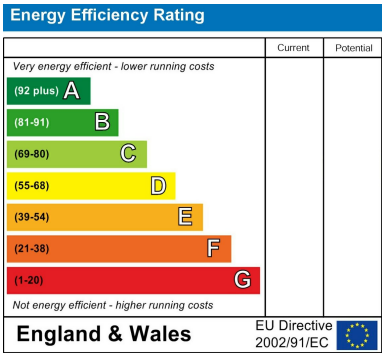

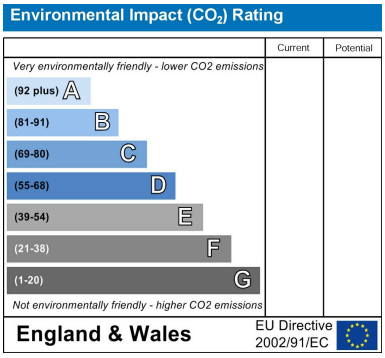

Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01743 361422
Email. info@monks.co.uk
Click. www.monks.co.uk

Shrewsbury office
10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• 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.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.