



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**32 Bishop Street, Cherry Orchard, Shrewsbury SY2 5HB**

**£300,000 Offers In  
Excess Of**

To view this property please call us on **01743 236 800** Ref: T6887/SL/MU

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# A well maintained, Victorian, 3 bedroomed, semi detached house.

This 3 bedroomed Victorian property has the benefit of gas-fired central heating and double glazing and comprises : entrance hall, cloakroom, living/dining room with log burner, kitchen/breakfast room, 3 bedrooms and bathroom. Attractive rear garden.

The property is situated in this popular and highly desirable residential area, well placed within easy reach of excellent amenities including local shops and schools, the Shrewsbury town centre as well as the Shrewsbury by-pass allowing easy access to the M54 and the West Midlands.





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## INSIDE THE PROPERTY

### RECESSED ENTRANCE PORCH

#### ENTRANCE HALL

With patterned tiled flooring.  
Understairs cupboard.

#### CLOAKROOM/WC

Minton effect quarry tiled floor  
wc  
Wall mounted wash hand basin.

#### LIVING ROOM/DINING ROOM

24'0" x 13'3" (7.32m x 4.04m)  
Feature cast iron wood burning stove on raised slate hearth  
Bay window to the front, double glazed window to the rear.

#### KITCHEN/BREAKFAST ROOM

19'10" x 9'3" (6.05m x 2.82m)  
Fitted with a range of matching units with stainless steel sink  
unit set to work surface  
Built-in 5 ring gas hob with oven and grill beneath, integrated  
fridge  
Space and plumbing for washing machine  
Ceramic tile floor  
Double doors to garden.

A STAIRCASE rises from the entrance hall to the FIRST  
FLOOR LANDING with access to loft and built in airing  
cupboard.

#### BEDROOM 1

16'9" x 11'0" (5.11m x 3.35m)  
Built in wardrobe  
2 windows to the front.

#### BEDROOM 2

12'5" x 11'0" (3.78m x 3.35m)  
Window to the rear.

#### BEDROOM 3

9'5" x 5'10" (2.87m x 1.78m)  
Window to the rear.

#### BATHROOM

'P' shaped bath with shower screen and chrome shower unit  
Wash basin  
Tiled splash  
Press flush WC  
Chrome towel radiator

## OUTSIDE THE PROPERTY

TO THE FRONT the property is divided from the road by a low  
brick wall and approached via a pathway to the front entrance.

REAR GARDEN with paved patio leading to lawn with well  
stocked shrub borders, pathway leads to a small pond. The  
garden is enclosed by mature fencing and hedging.





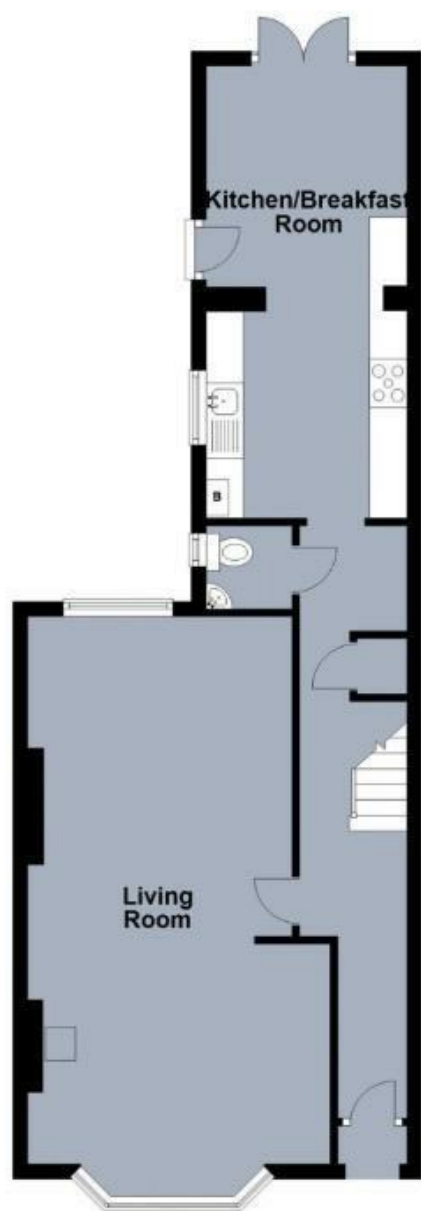






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## FLOOR PLANS ...



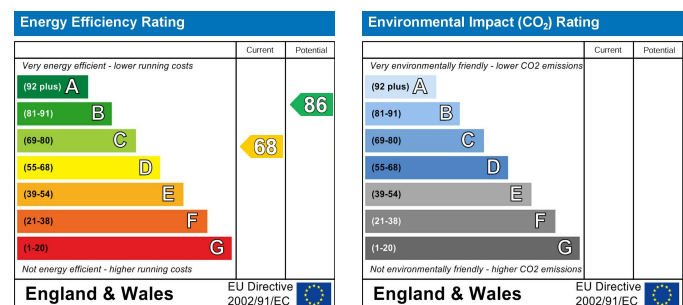
32 Bishop Street , Cherry Orchard, Shrewsbury

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## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge and along Abbey Foregate to the traffic lights. Turn left into Monkmoor Road and continue for a short distance taking the second right into Bishop Street.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Head Office:  
Residential Sales  
4 Barker Street, Shrewsbury SY1 1QJ  
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management  
6 Claremont Hill, Shrewsbury SY1 1RD  
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office  
4 The Square, Church Stretton SY6 6DA  
Tel: 01694 724700 | Fax: 01743 248671



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