



SAMUEL WOOD

93 Canon Street, Shrewsbury, Shropshire, SY2 5HF

Asking Price £375,000



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- Highly Desirable Cherry Orchard Location
- Attractive Period Character Throughout
- Two Character Feature Fireplaces
- Useful Cellar & Roof Storage
- Recently Replaced Insulated Roof
- Walking Distance of Town Centre
- Open Plan Living & Dining
- Granite Worktop Fitted Kitchen
- South Facing Gardens with Gated Access
- EPC Rating E

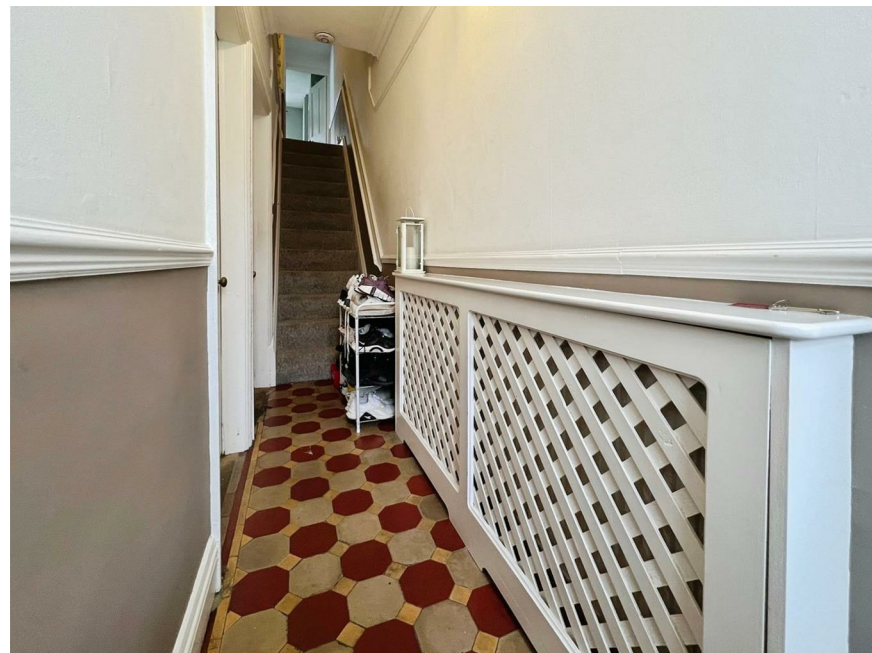
A charming period home in the very popular and highly desirable Cherry Orchard area, perfectly positioned on the outskirts of Shrewsbury town centre. Offering a wonderful blend of character, comfort and practicality, the property retains an abundance of period appeal alongside useful modern improvements. High ceilings, decorative cornicing, character fireplaces and a bay window create a warm and distinctive feel, while the recently replaced and insulated roof and Worcester Bosch boiler offer reassuring practical benefits. The open-plan living and dining space provides an inviting hub for both relaxing and entertaining, complemented by mature gardens and gated side access. The location is equally appealing, with the town centre within walking distance and its excellent selection of independent shops, cafés and restaurants close at hand, alongside the renowned Quarry Park and Dingle Gardens.

Period charm, superb location and everyday convenience – the best of Shrewsbury on your doorstep.

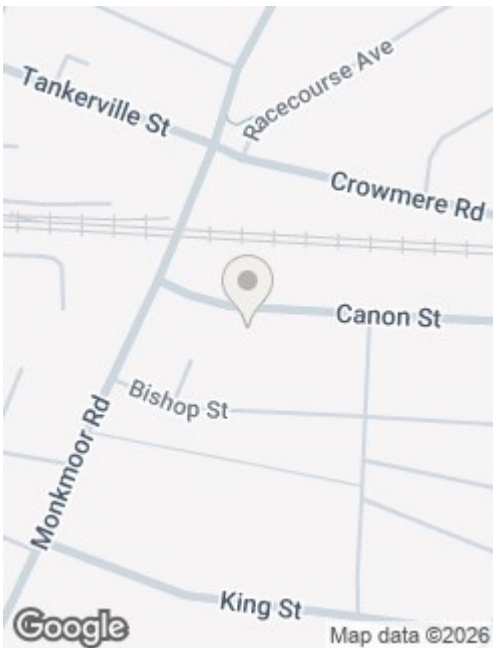
The ground floor provides a welcoming entrance hallway with attractive period detailing, leading through to the principal living spaces. The impressive open-plan living/dining room is filled with natural light and features a bay window, brand-new carpet, decorative cornicing and two character fireplaces, creating a particularly warm and sociable setting. The well-equipped kitchen combines traditional-style cabinetry with granite worktops and benefits from integrated appliances, including a built-in dishwasher, oven and gas hob. There is also useful rear access from the kitchen, while a cellar provides valuable additional storage.

The first floor offers three bedrooms (two double), providing flexibility for family living, guests or home working, together with a bathroom. The accommodation retains plenty of period charm, with features including original-style fireplaces and timber flooring to one of the bedrooms. The bathroom benefits from double glazing. The roof has been replaced within the last three years and has been insulated and boarded, creating an excellent additional storage area.

The property enjoys mature gardens that provide an attractive outdoor setting and a pleasant degree of privacy. Gated side access is a particularly useful feature, offering convenient access to the rear and garden areas. The front of the property has considerable period appeal, with its attractive red-brick façade, bay window, established planting and traditional detailing. The property is ideally positioned within the sought-after Cherry Orchard area, with Shrewsbury town centre within walking distance, providing an excellent choice of independent shops, cafés and restaurants, as well as the renowned Quarry Park and Dingle Gardens. The location combines a peaceful residential setting with superb access to town amenities.







Directions

What3words:///bill.lucky.hooked

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 15 Mbps & Ultrafast 10,000 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

These details are awaiting final approval and may be subject to some changes.







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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