



FOR SALE

Offers In The Region Of £795,000

72 Berwick Road, Shrewsbury, SY1 2NF

A beautifully appointed and greatly improved mature detached house, offering versatile and spacious accommodation, set with beautiful landscaped gardens in this most popular locality close to the town centre.



Walking distance of town centre



- Beautiful mature detached house
- Extensively improved
- Spacious and versatile rooms
- Attractive landscaped gardens
- Off street parking
- Lovely outlook

#### DIRECTIONS

Approaching from Shrewsbury Town Centre proceed up Coton Hill and take the left turn at the traffic lights onto Berwick Road. Proceed past Coton Manor on the left and continue for a short distance and the property will be found on the right hand side.

#### SITUATION

The property occupies a most appealing position on the outskirts of town, overlooking farmland to the front, with attractive views out towards the West Midlands Showground. Open countryside is close by, whilst the town centre is within walking distance which incorporates an excellent shopping centre, social facilities and train station. There are an excellent range of state and private schools including Shrewsbury School and Shrewsbury High School for girls. Commuters have ready access via the A49 through to the M5 and then onto the M54 which links through to Telford and the West Midlands conurbation.

#### DESCRIPTION

72 Berwick Road is an imposing and greatly improved detached period house offering accommodation laid out over three floors. The current owners have made a number of sympathetic and impressive improvements, including the installation of a brand new kitchen which was completed by Ironbridge Interiors, a refitted utility room together with areas of redecoration. The reception hall also gives access to the cellar. Another significant improvement is positioned on the first floor, where the family room has been mostly reconstructed to a high standard, and now offers a lantern style roof together with bi-folding doors leading out onto a raised terrace entertaining area. The accommodation is generally beautifully proportioned throughout with the ground floor comprising a spacious entrance hall, two traditional rooms, the feature breakfast kitchen, guest cloakroom and utility room. To the first floor there are three bedrooms, shower room and the family room. To the second floor there are two further bedrooms, the principle of which provides an ensuite shower room whilst bedroom four is served by a separate bathroom. Outside there is off street parking which is located to the front. The gardens, which have been extensively improved and landscaped predominantly sit to the rear, offering sun terrace and patio entertaining areas, split level lawns together with numerous established shrubbery beds and borders.

#### ACCOMMODATION

##### STORM PORCH

Stained glass and leaded entrance door. Leading into:

##### RECEPTION HALL

With original tiled floor. Ceiling rose. Staircase rising to first floor landing. Access door to Cellar. Door to:

##### GUEST WC

Providing a modern suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under and mixer tap. Tiled splash. Wall mounted contemporary radiator.



**Ground Floor**  
Approx. 99.5 sq. metres (1071.1 sq. feet)

**First Floor**  
Approx. 94.7 sq. metres (1019.3 sq. feet)

**Second Floor**  
Approx. 64.6 sq. metres (697.6 sq. feet)



Total area: approx. 278.8 sq. metres (3001.0 sq. feet)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



#### LIVING ROOM

With ceiling cornice. Ceiling rose. Picture rail. Ornamental fireplace with slate hearth, attractive inset tiles and decorative surround. Tall windows with attractive outlook towards West Midlands Show Ground.

#### DINING ROOM

Fireplace with tiled hearth and open grate. Ceiling cornice. Picture rail. Twin glazed French doors leading to the rear of the property.

#### BREAKFAST KITCHEN

With tiled floor and providing a bespoke kitchen completed by Ironbridge Interiors and comprising an extensive dual colour range of eye and base level soft close units comprising cupboards and drawers, with generous quartz work surface area over and incorporating a FRANKE ceramic sink unit with inset quartz drainer and mixer tap over. Quartz upstand. Twin built in pantry style cupboards. Twin corner pull out carousel cupboards. Integral NEFF dishwasher. Integral NEFF double oven and grill with warming drawer under. Full length integrated fridge. Base level and integral NEFF freezer. 5 ring NEFF induction hob unit with filter hood over. Ceiling downlighters with dimmers. Under cupboard and skirting level lighting. Twin base level display cupboards. Panelled part glazed door leading to rear gardens and door to:

#### LAUNDRY / UTILITY ROOM

Providing an extensive range of eye and base level storage cupboards with generous work surface, stainless steel sink unit and drainer with mixer tap. Space and plumbing for washing machine. Space for fridge freezer. Ceiling downlighters. Wall mounted WORCESTER gas fired central heating boiler.

#### CELLAR

Offering two chambers with power and light points.

#### FIRST FLOOR LANDING

With coved ceiling. Dado rail. Staircase rising to second floor. Doors off and to:

#### FAMILY ROOM

With oak boarded flooring. Lantern roof. Feature bi-folding doors leading to a raised terrace with gardens beyond.



#### BEDROOM 2

Coved ceiling. Period fireplace with inset tiling. Twin double wardrobes with overhead storage cupboards.

#### BEDROOM 3

Fireplace. Coved ceiling. Dado rail. Window with attractive aspect towards West Midlands Show Ground.

#### BEDROOM 5

With coved ceiling. Attractive aspect.

#### SHOWER ROOM

Providing a Heritage suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under. Large walk in shower cubicle with mains fed shower with drench head and additional feeder shower attachment. Splash screen with aqua boarding. Two wall mounted heated towel rails. Built in airing cupboard with slatted shelving.

#### SECOND FLOOR LANDING

#### BEDROOM 4

With twin built in double wardrobes with over head storage cupboards. Built in cupboard housing GLOWORM gas fired central heating boiler with hot water cylinder under. Lovely aspect.

#### BEDROOM 1

With attractive aspect towards rear garden.

#### EN-SUITE SHOWER ROOM

With tiled floor and providing a Heritage suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under, shower cubicle with mains fed shower and drench style head with additional feeder shower attachment, splash screen and aqua boarding. Radiator. Tiled splash.

#### BATHROOM

With tiled floor and providing a Heritage suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under and shelving to sides. Deep filled panelled bath with tiled splash and large shower cubicle with drench head, feeder shower attachment, inset tiling and splash screen. Two heated towel rails. Ceiling downlighters.



#### **OUTSIDE**

Approaching from the front the property offers off street parking for circa two vehicles with a side pathway then extending up to the property.

#### **THE GARDENS**

To the front the gardens offer neatly maintained lawns surrounded by established shrubbery beds and borders containing a number of plants and trees. Also to the front is a flagged terraced seating area with further room for potted plants. A gated access leads onto a covered passageway leading to the rear. Immediately adjacent to the Laundry is a useful part brick and paved yard area with cold water tap. Recently improved steps then rise to a spacious flagged sun terrace which offers a fantastic outdoor entertaining and seating area with additional space for potted plants. Steps then rise to two levels of lawns, which incorporate a number of purpose raised and well stocked borders containing an interesting number of different specimen shrubs and plants. The top section of garden offers a garden shed.

#### **GENERAL REMARKS**

#### **FIXTURES AND FITTING**

Only those items described in these particulars are included in the sale.

#### **SERVICES**

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

#### **TENURE**

Freehold. Purchasers must confirm via their solicitor.

#### **COUNCIL TAX**

The property is currently showing as Council Tax Band F. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### **VIEWINGS**

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)

FOR SALE

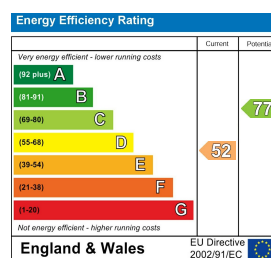
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01743 236 444

**Shrewsbury Sales**  
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