



16 Berkeley Fields, Shrewsbury, SY3 8EJ

4 bedroom detached house—£995,000 Freehold

16 Berkeley Fields, Shrewsbury, SY3 8EJ

Coopergreenpooks.co.uk

£995,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

Occupying a fantastic position with the most impressive views over surrounding countryside, this beautifully presented and stylish detached house offers practical and thoughtfully designed accommodation over three floors, finished to a high standard throughout.

KEY FEATURES

- Entrance hall with cloakroom and staircase to a spacious galleried landing
- Good sized living room with feature fireplace and glazed double doors opening onto the balcony
- Separate sitting room, currently used as a home office, with windows to two elevations
- Additional versatile family room on the ground floor, which connects to the integral double garage and benefits from two velux windows allowing plenty of natural light
- The lower ground floor has been re-designed to create a fantastic open plan kitchen/dining room with fully glazed rear elevation opening onto the rear garden. There is also a separate utility, cloakroom and further reception space
- A range of well-fitted units to the kitchen, complete with integrated appliances, quartz work surfaces and island unit
- On the first floor is a master bedroom complete with built in wardrobes and en-suite shower room, three further double bedrooms, a well-appointed family bathroom and additional 'jack and jill' shower room between bedrooms three and four
- The property is set within a large and very attractive plot, mainly laid to lawn, with raised decked terrace to showcase the views over adjoining countryside. There are also paved sun terraces, gated access to side and a useful timber store
- Additional lawned gardens to front and side as well as a block paved driveway providing plenty of parking and access to the integral double garage which has an electric roller shutter door
- A superb location, being just a short distance from the town centre, whilst being a stone's throw from country and riverside walks via a footpath for residents use only

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

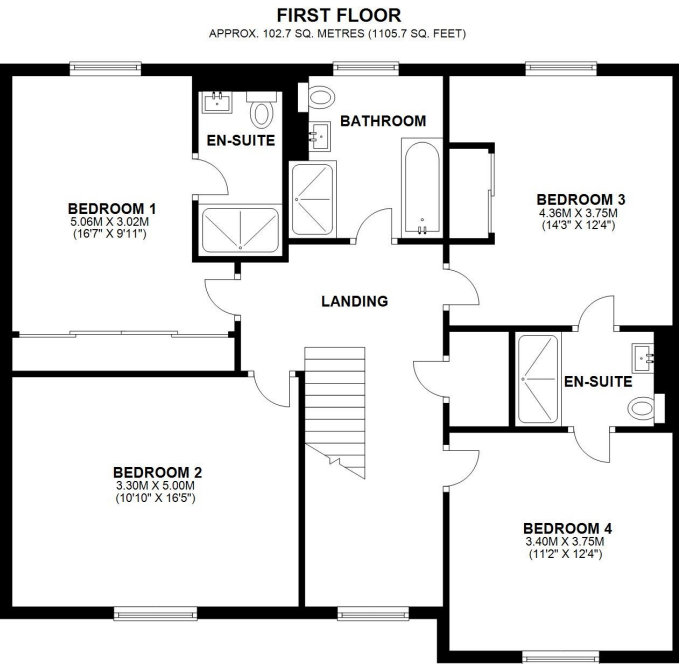
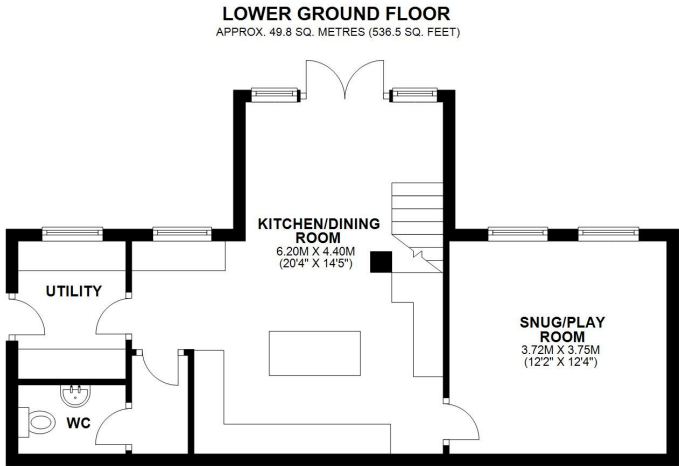
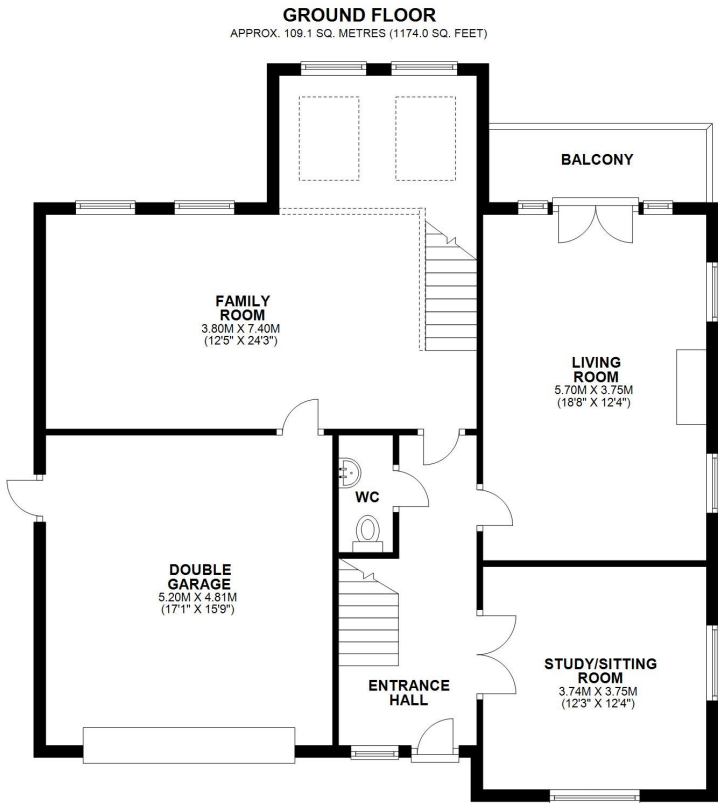
www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



16 Berkeley Fields, Shrewsbury, SY3 8EJ

Coopergreenpooks.co.uk

£995,000 Freehold—4 bedroom detached house
sales@cgpooks.co.uk



TOTAL AREA: APPROX. 261.6 SQ. METRES (2816.1 SQ. FEET)











16 Berkeley Fields, Shrewsbury, SY3 8EJ

£995,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

Coopergreenpooks.co.uk



Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



rightmove 

 onTheMarketTM.com



16 Berkeley Fields, Shrewsbury, SY3 8EJ

£995,000 Freehold—4 bedroom detached house

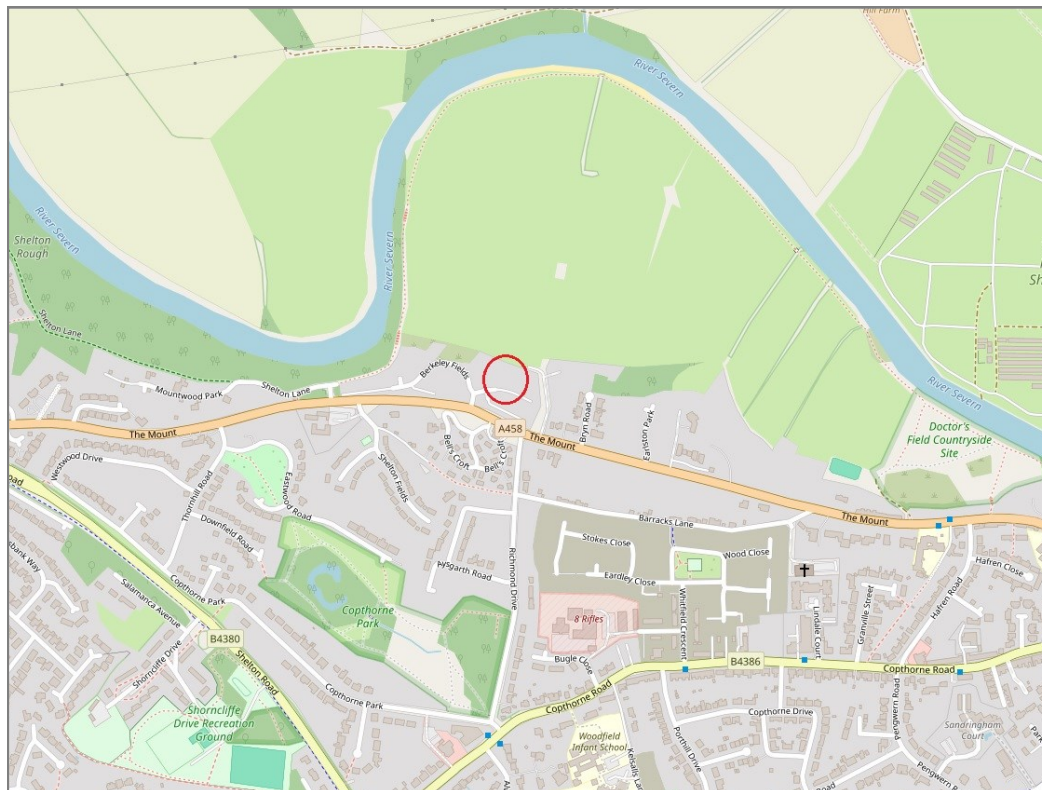
sales@cgpooks.co.uk

rightmove

onTheMarket.com



BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band G
EPC Band	Band B
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

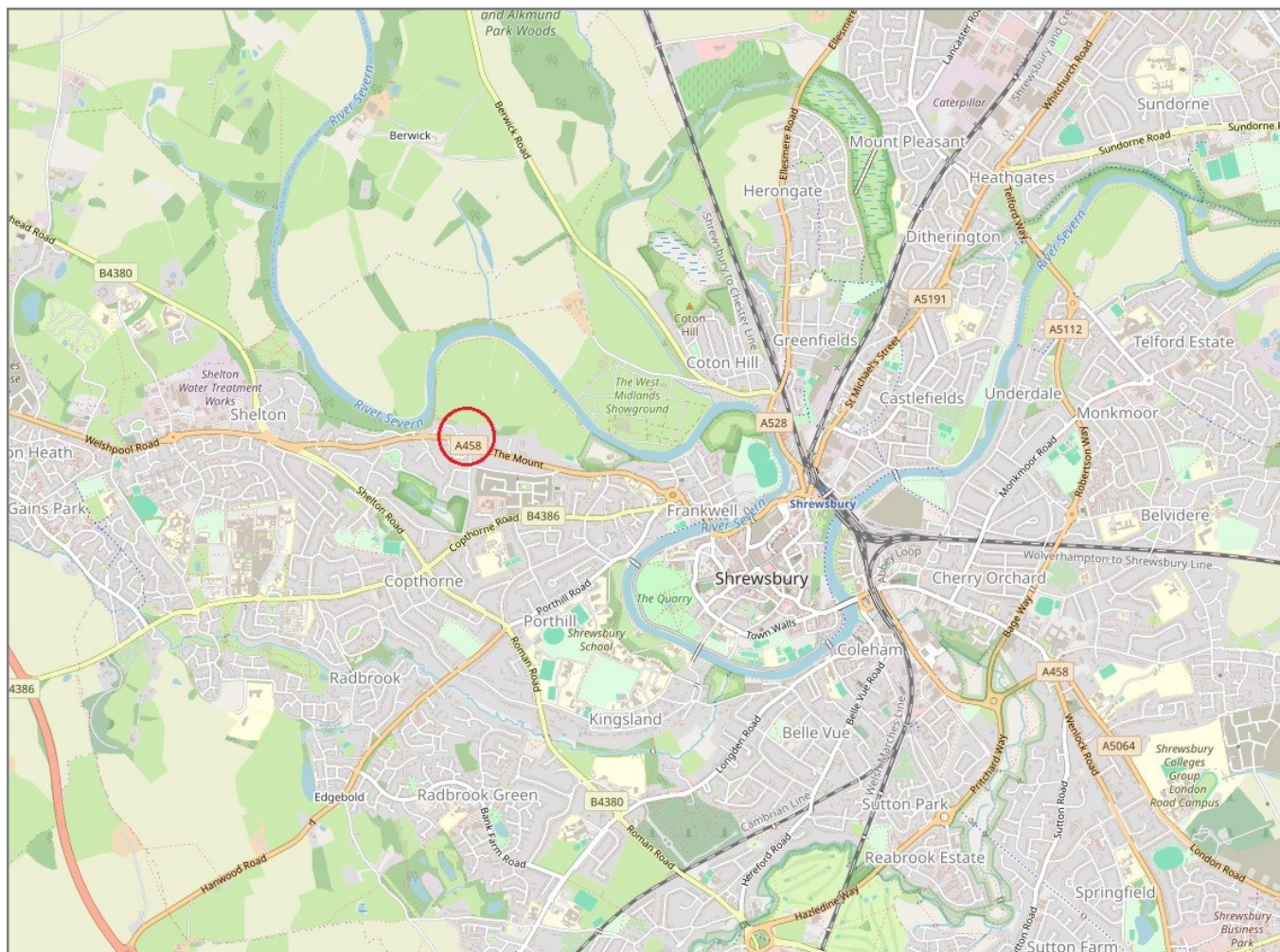
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

16 Berkeley Fields, Shrewsbury, SY3 8EJ

Coopergreenpooks.co.uk

£995,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.