



72 Berwick Road, Shrewsbury SY1 2NF

5 bedroom townhouse—£795,000 Freehold

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sales@cgpooks.co.uk

This beautifully presented detached house of character has been significantly improved to provide substantial and thoughtfully designed accommodation over three floors, finished to a high standard throughout while retaining plenty of original features. The property is located within a popular residential area, just over a mile from the town centre, with an attractively landscaped garden, private parking and stunning views over the showground and surrounding countryside.

KEY FEATURES

- Impressive entrance hall with original quarry tiled flooring and turning staircase to the first-floor landing
- Two good sized reception rooms, both having feature fireplaces, with the living room offering views to front and the dining room having glazed doors onto the garden
- Re-fitted bespoke kitchen/breakfast room, complete with high quality NEFF integrated appliances, Quartz work surfaces, part glazed door to the garden and access to the separate utility, which has been fitted to the same style
- Fantastic extended first floor garden/family room with windows to two elevations, feature light lantern and bi-folding doors onto the balcony
- On the first floor are also two large double bedrooms, with the master having built in wardrobes, a further double bedroom and modern family shower room
- A staircase leads to the light and spacious second floor landing, from which there is access to an excellent guest bedroom with dressing area and en-suite shower room, an additional large double bedroom and separate family bathroom with shower
- There is also a cellar, accessed via the hallway, providing excellent storage and potential for conversion if required
- Double glazed windows and gas fired central heating throughout
- Attractively landscape private garden which has been recently landscaped to comprise areas of lawn, extensive paved terracing, planted borders and mature shrubs/trees. To the rear of the garden is gated access to Roundhill Lane, offering potential to create additional parking or garaging as some of the neighbours have done
- To the front of the property is a further paved patio with adjoining lawned gardens, gated access to the rear, and steps leading down to the private driveway
- This beautiful, detached house has been sympathetically renovated, maintaining plenty of characterful features, while creating a practical and contemporary layout, finished to a very high standard throughout
- A superb location in a lovely setting with impressive views, while being just a 15-minute walk to the train station and 20 minutes to the heart of the town centre

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Total area: approx. 294.9 sq. metres (3173.7 sq. feet)

















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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band F
EPC Band	Band E
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.

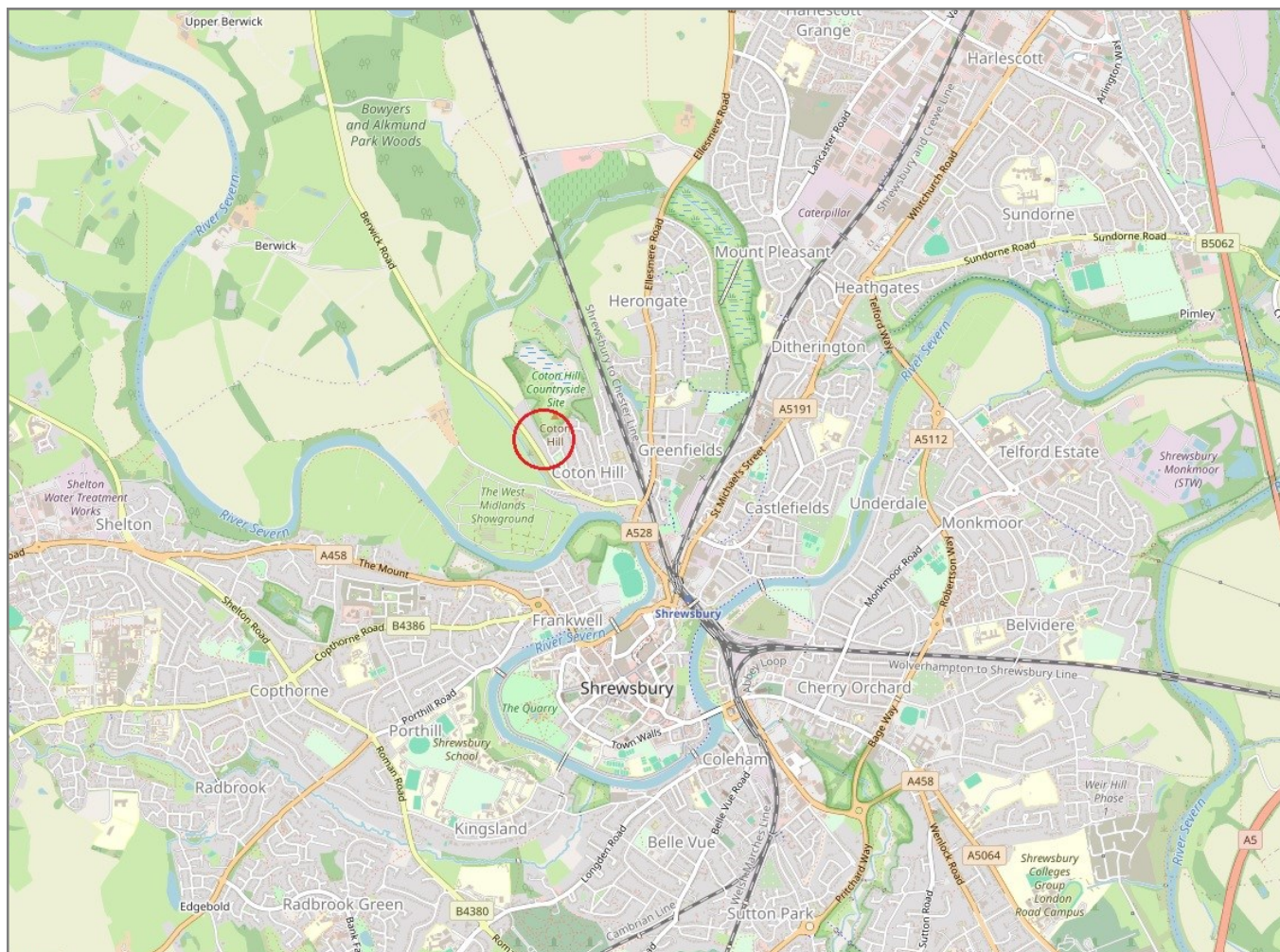
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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