



Roushill House, 5 Roushill Bank, Shrewsbury, SY1 1PN
2 bedroom town house—£550,000 Freehold



**COOPER
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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

This outstanding town house is located on a quiet street in the heart of the town centre, with the benefit of a large integral garage. The property has been recently built to a very high specification and contemporary design along with stylish interior and a private courtyard garden.

KEY FEATURES

- Unique, well-proportioned and very light accommodation with many impressive features.
- Spacious entrance hall with wooden flooring, video entry phone system, window to side and laundry cupboard with plumbing connections and space for washer/dryer.
- Oak staircase from hall to a stunning open plan living area and kitchen, which has a feature vaulted ceiling and roof lights, stone effect tiled flooring and windows to 2 elevations. There are also glazed sliding doors opening to a lovely covered west facing terrace, enclosed by glazed screens.
- Modern and well fitted kitchen with an extensive range of units, granite work surfaces and a central island unit with breakfast bar. There are also many integrated appliances included, such as a large fridge and freezer, dishwasher, wine cooler, Neff ovens and hob.
- 2 double bedrooms with built-in wardrobes. One of the bedrooms has glazed double doors opening to a Juliet balcony with glazed screen.
- Luxuriously appointed bathroom with marble effect tiles and large shower. In addition to which there is also a separate cloakroom.
- The property is energy efficient with gas fired central heating system and double-glazed windows.
- From Roushill there is vehicular access to a large garage, which is integral to the property, with electric roller shutter door to front and further door to side which provides access to courtyard. There is also an electric car charging point.
- There is electric pedestrian gated access to a secure courtyard which is initially shared with 2 other properties, from here there is access to a good sized courtyard garden and covered storage area which is private to Roushill House.
- Fantastic location right in the centre of town, yet on a quiet and pedestrianised no through street, next to the main shopping areas, along with many bars and restaurants. The beautiful quarry park is also just a 5-minute walk from the property, as is the railway station.

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Shrewsbury
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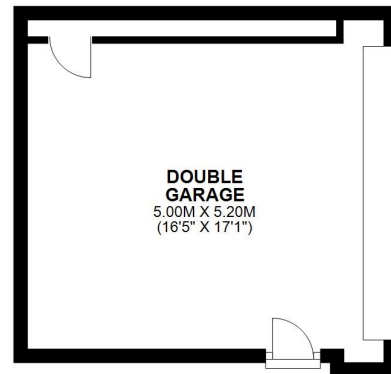
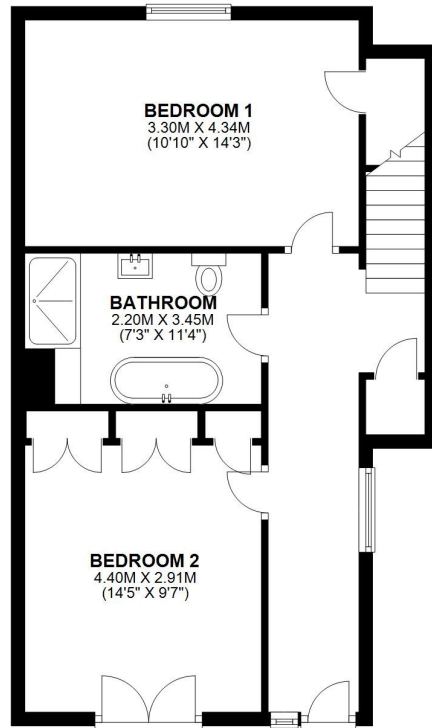
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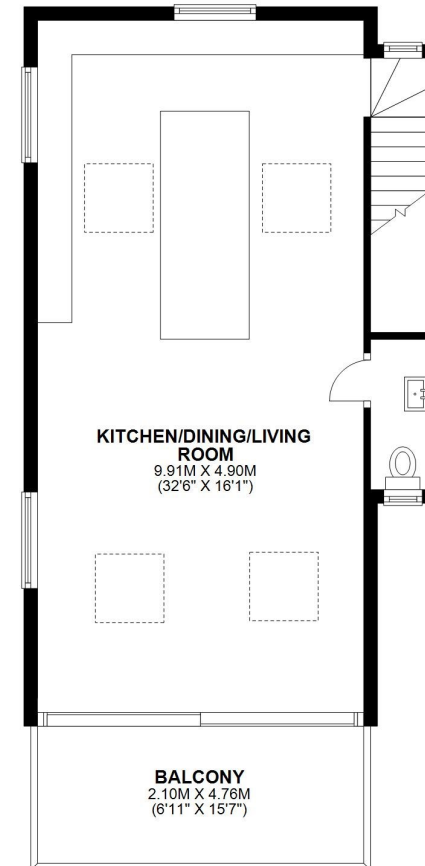
GROUND FLOOR

APPROX. 75.5 SQ. METRES (812.6 SQ. FEET)



FIRST FLOOR

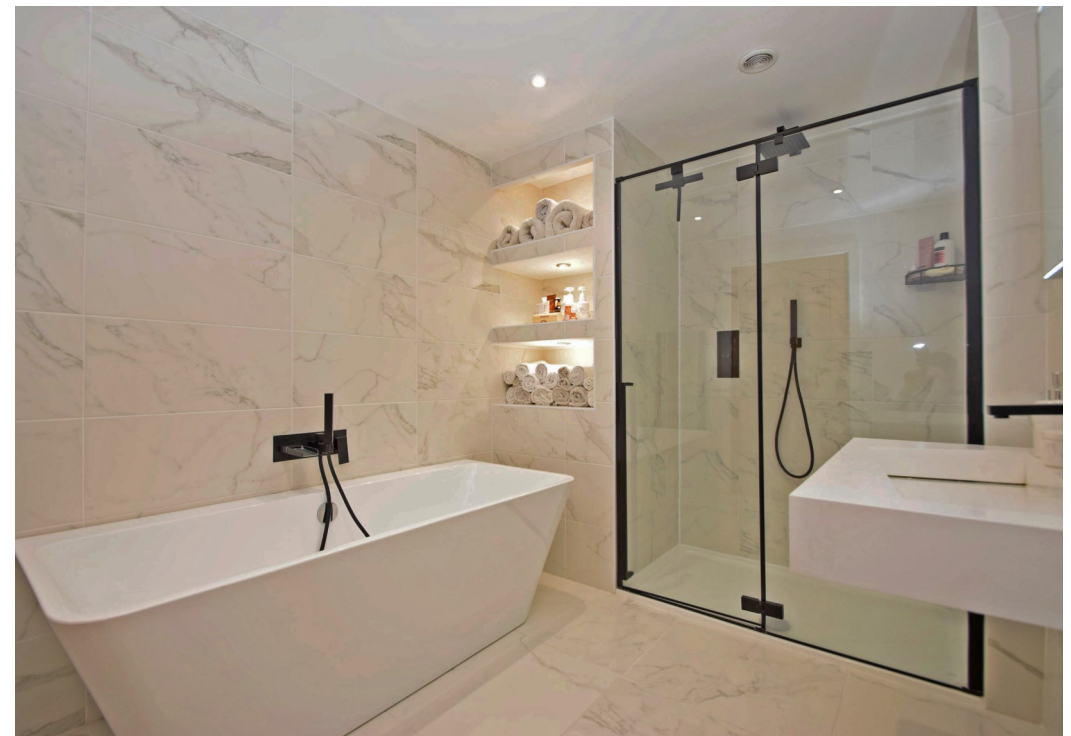
APPROX. 49.9 SQ. METRES (536.9 SQ. FEET)



TOTAL AREA: APPROX. 125.4 SQ. METRES (1349.4 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.





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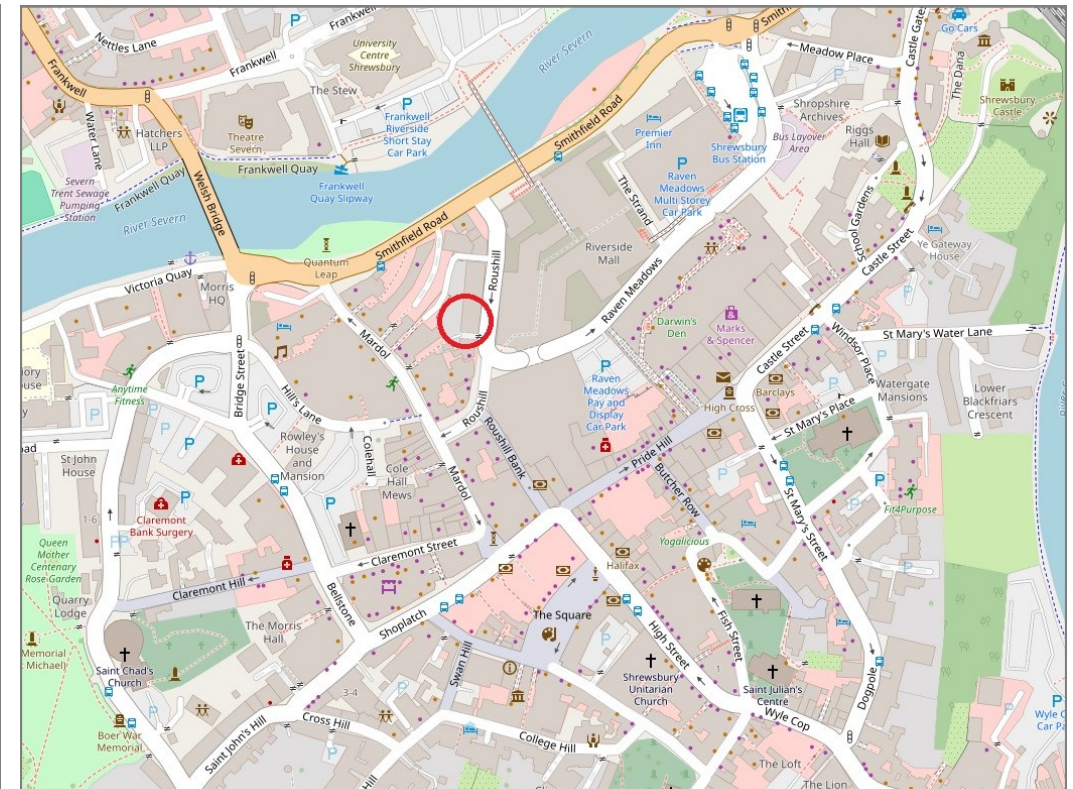
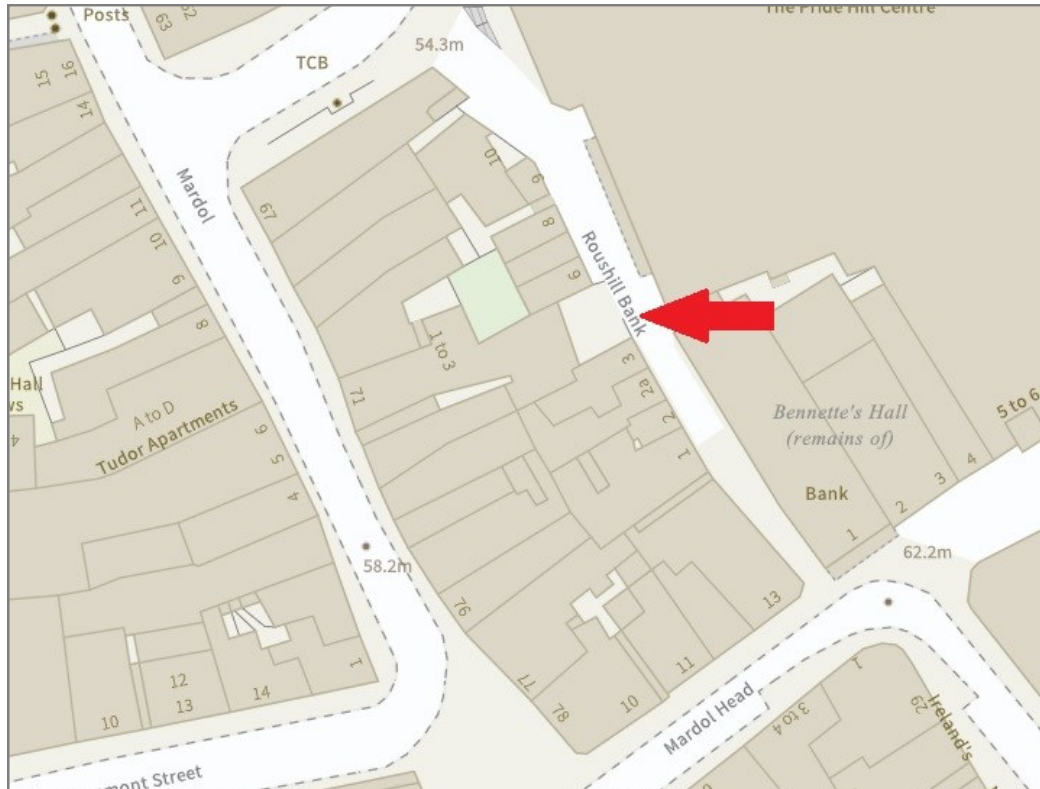
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
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.

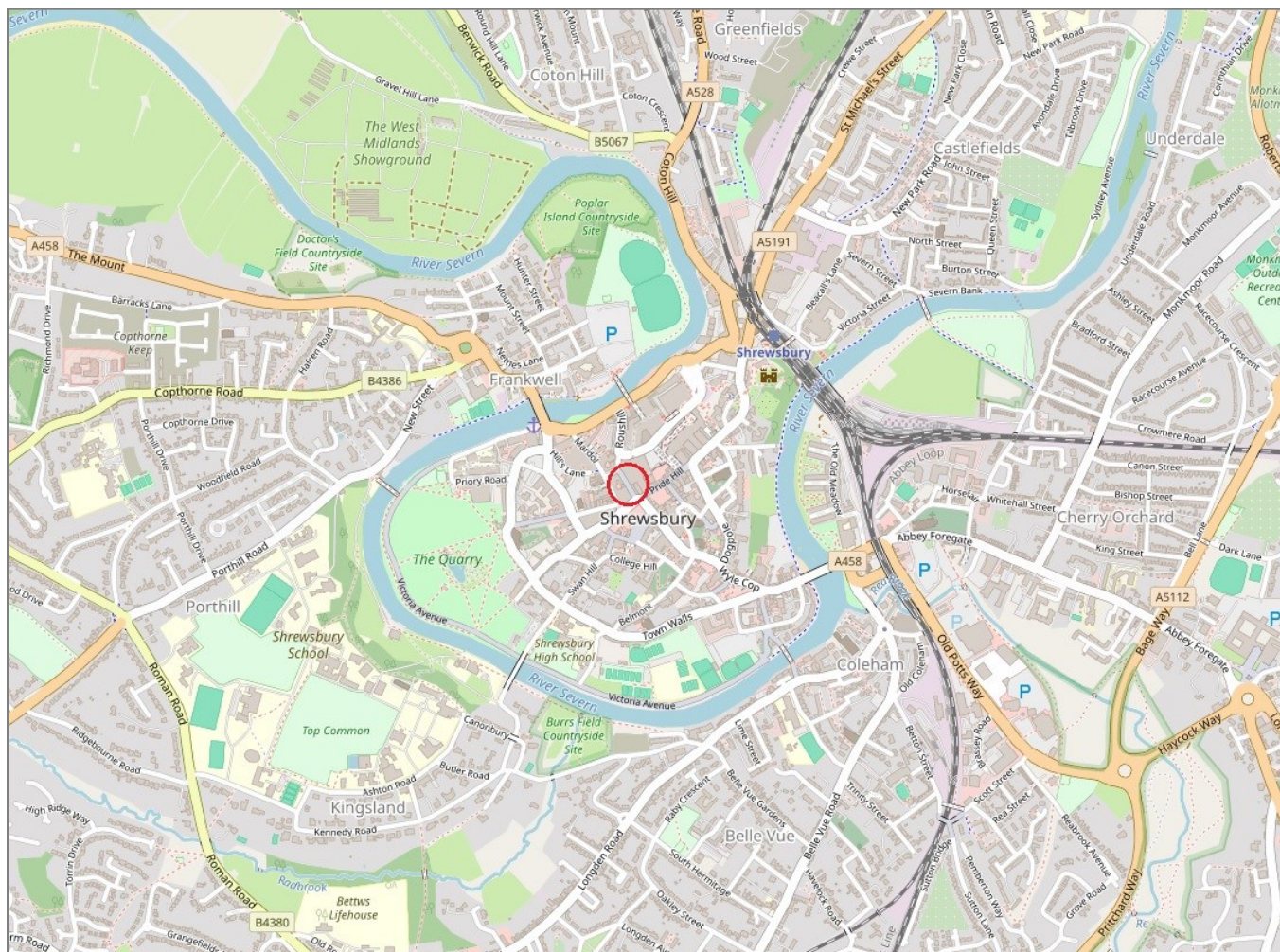


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