



3 Claremont Bank, Shrewsbury, SY1 1RW

4 bedroom townhouse — £800,000 Freehold

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Coopergreenpooks.co.uk

£800,000 Freehold — 4 bedroom townhouse

sales@cgpooks.co.uk

An impressive Grade II Listed Regency town house offering substantial and stylishly modernised accommodation finished to an exceptionally high standard. The property is situated in a sought after town centre location with a private courtyard garden, just a stone's throw from the beautiful Quarry Park and river walks. There is a freehold parking space which is located nearby in Quarry Place, which can be either purchased or rented by separate negotiation.

KEY FEATURES

- Stunning interior, which is light and spacious with many original features such as detailed moulded cornicing and original fireplaces. There are also many impressive modern additions, such as walnut parquet flooring throughout most rooms.
- Entrance hall and rear hall from which the feature staircase connects all five floors; in addition to built in storage, a cloakroom and access to the rear courtyard garden as well as the main reception rooms.
- The stunning semi open plan living and dining room has a fireplace and large window to front as well as a bay to the rear which overlooks the courtyard.
- On the lower ground floor there is a hall and a utility room from which you can access both the front and rear of the property along with the kitchen and two sizable vaulted cellar stores.
- Open plan kitchen/breakfast room with a superb bespoke Harvey Jones hand painted kitchen, which has an island with breakfast bar and high-quality appliances. There are also windows to both the front and rear providing natural light.
- At first floor level there is a lovely drawing room with a further fireplace and three large windows providing views to the front. There is also a double bedroom and a recently re-fitted bathroom.
- The main bedroom suite is on the second floor and has a sizable dressing area with built in wardrobes and a very large en-suite with freestanding bath and separate walk-in shower.
- There are two further bedrooms and a shower room on the third floor, with town centre views.
- To the rear of the property is a walled and stone flagged courtyard garden with lighting.
- Fantastic location on one of the town's most attractive streets right next to the Quarry Park and close to the main shopping areas, bars and restaurants. The railway station is also just a short walk from the property, along with Shrewsbury school and the High school, as well as the 6th Form College.
- No onward chain.



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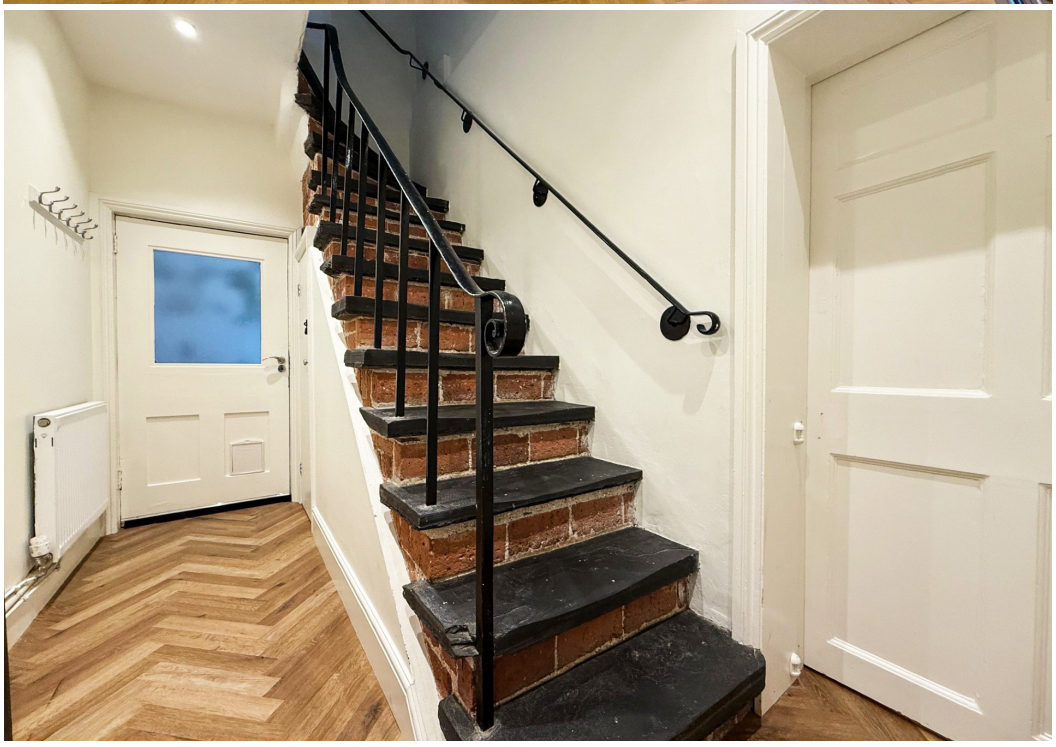
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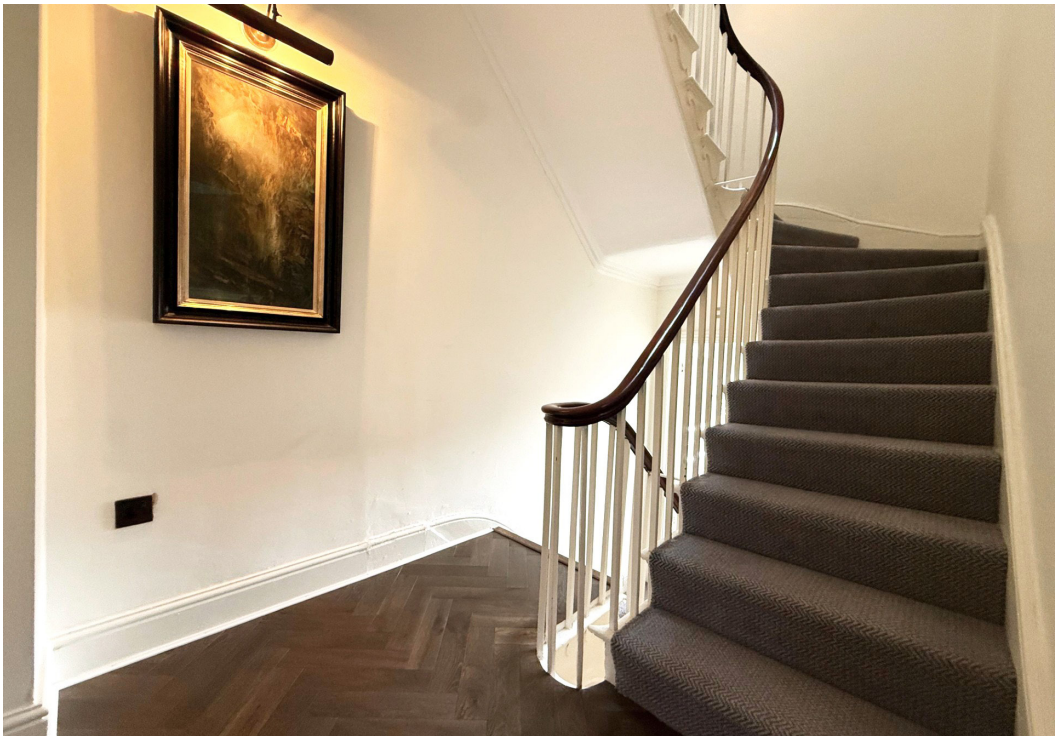


GROSS INTERNAL AREA
 FLOOR 1 48.2 m² (519 sq.ft.) FLOOR 2 56.4 m² (607 sq.ft.) FLOOR 3 58.5 m² (630 sq.ft.)
 FLOOR 4 48.7 m² (524 sq.ft.) FLOOR 5 31.1 m² (335 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 6.2 m² (67 sq.ft.)
 TOTAL : 242.9 m² (2,615 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.











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BOUNDARIES NOT CONFIRMED

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

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

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01743 276666



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

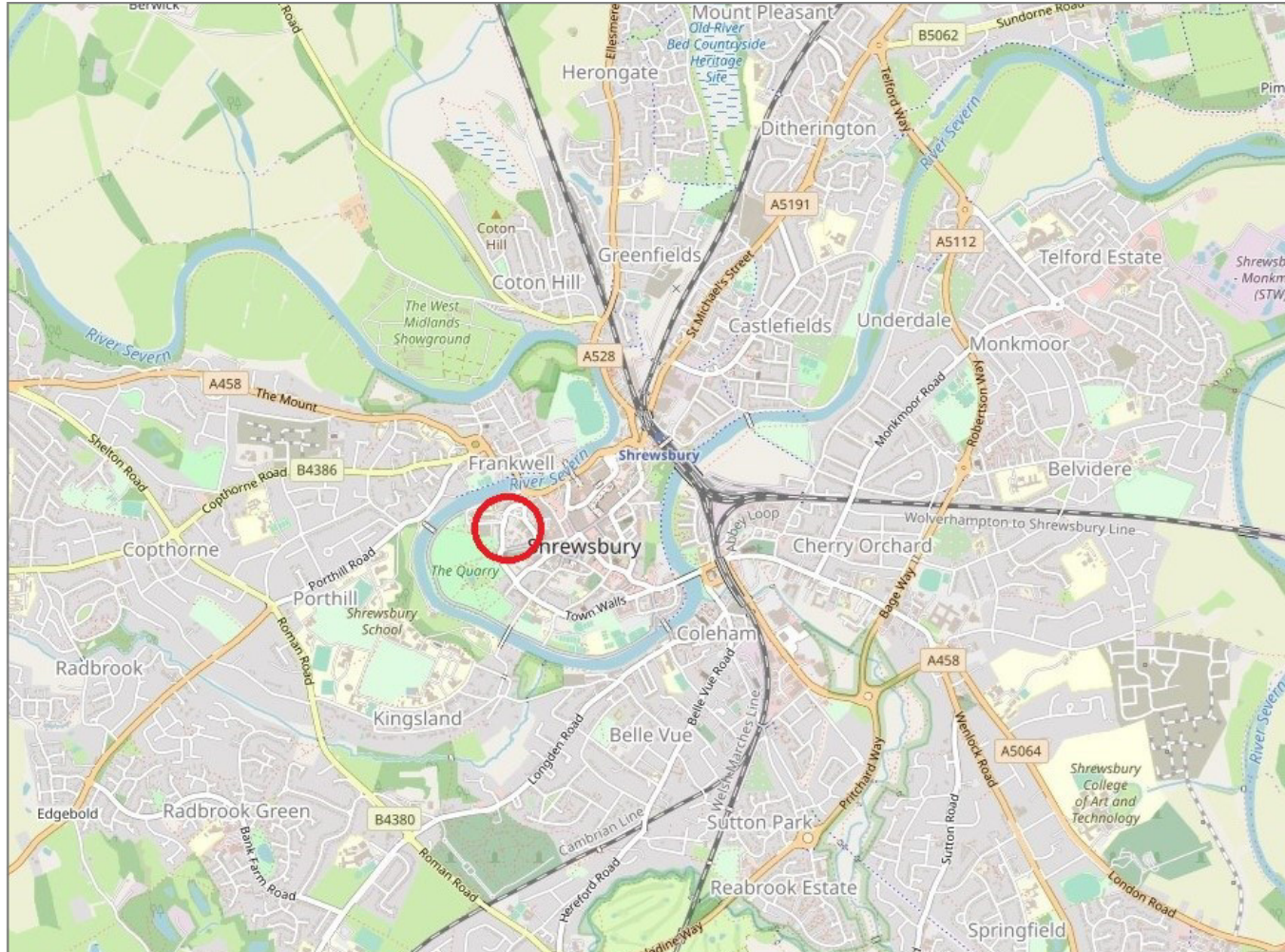
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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