



Roushill House, 5 Roushill Bank, Shrewsbury, SY1 1PN

2 bedroom townhouse — £550,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

This luxury town house is located on a quiet street in the heart of the town centre, with 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

Detached / Freehold / Integral garage parking

- Unique, well-proportioned and very light accommodation with many impressive features.
- Spacious entrance hall with wooden flooring, video entry phone system, laundry cupboard with washer/dryer.
- Oak staircase from hall to a stunning open plan living area and kitchen, which has a vaulted ceiling and roof lights, tiled flooring and windows to 2 elevations.
- Glazed sliding doors opening to a lovely covered west facing terrace, large enough for four to dine.
- Modern and well fitted kitchen, granite work surfaces and a central island unit with breakfast bar. Integrated appliances included, such as a large fridge and freezer, dishwasher, wine cooler, Neff ovens and hob. Separate cloakroom on this floor.
- 2 double bedrooms with built-in wardrobes. One of the bedrooms has glazed double doors opening to a Juliet balcony with glazed screen.
- Spacious modern family bathroom with bath and separate shower.
- The property is very energy efficient with gas fired central heating system and double-glazed windows.
- From Roushill there is vehicular access to a large integrated garage, with electric roller shutter door, and electric car charging point.
- A good sized courtyard garden catching the afternoon sun, and a large covered storage area.
- Fantastic location right in the centre of town, on a quiet and pedestrianised no through street, with easy access to everything Shrewsbury has to offer.



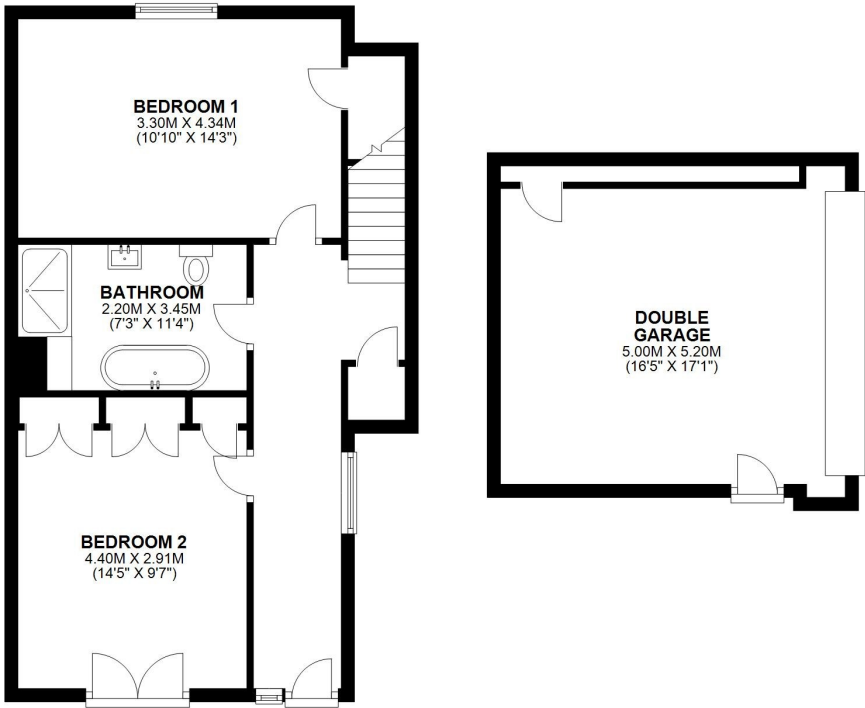
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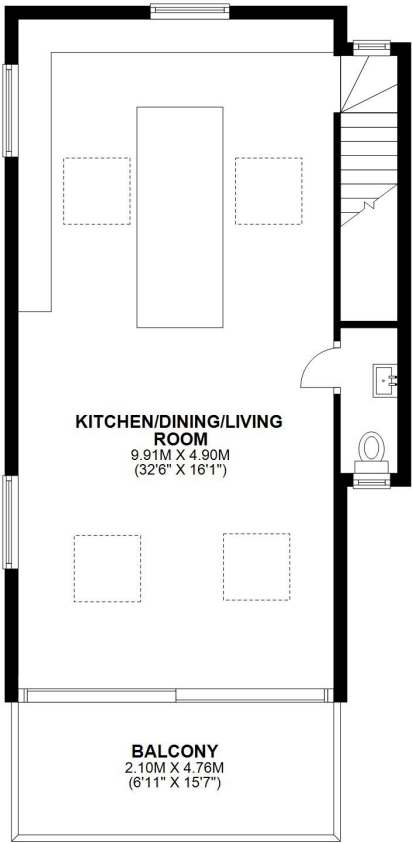
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GROUND FLOOR
APPROX. 75.5 SQ. METRES (812.6 SQ. FEET)



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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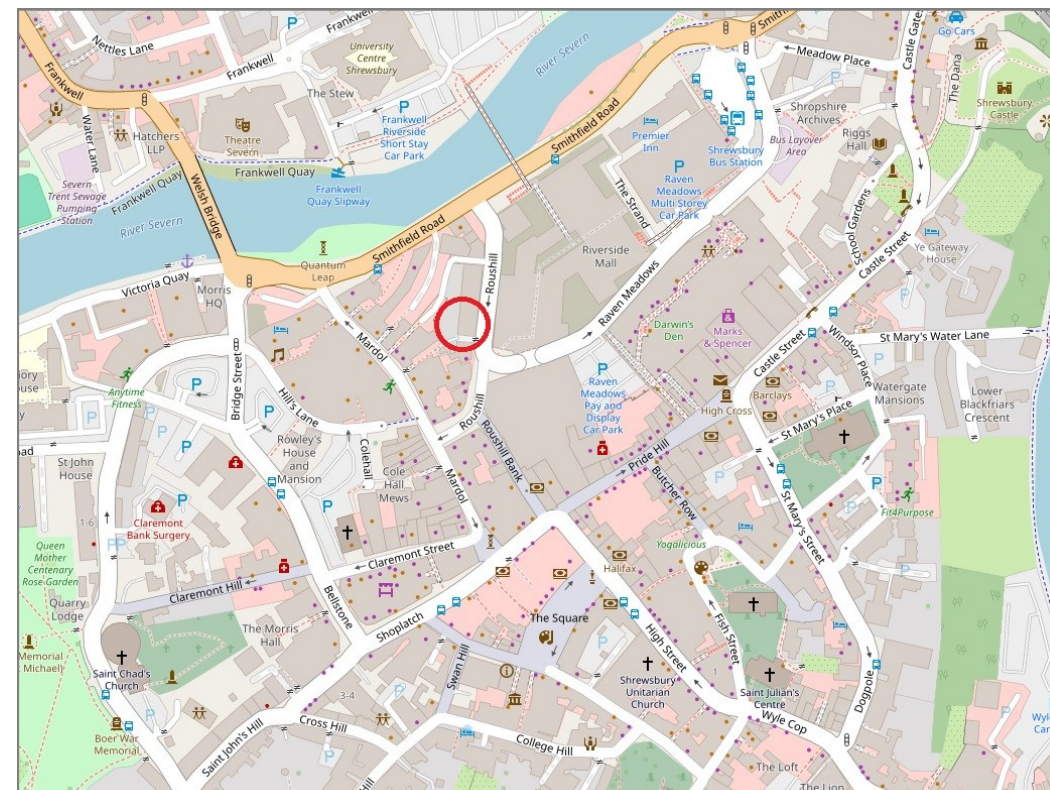
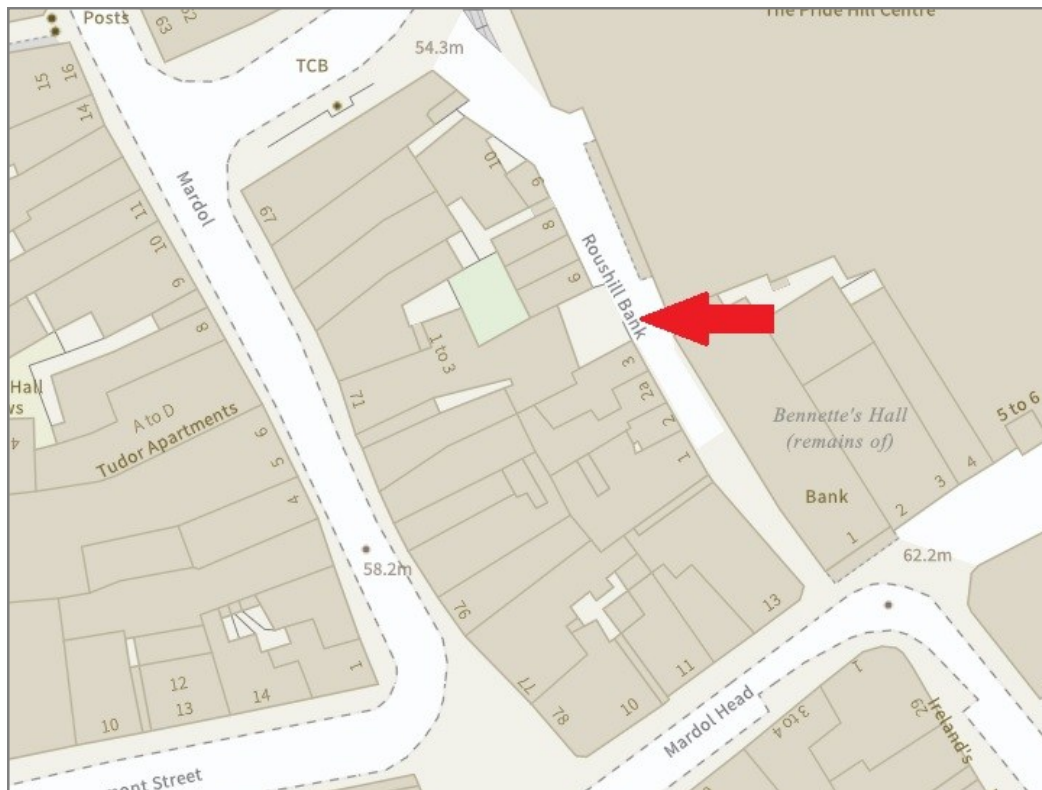
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BOUNDARIES NOT CONFIRMED

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.

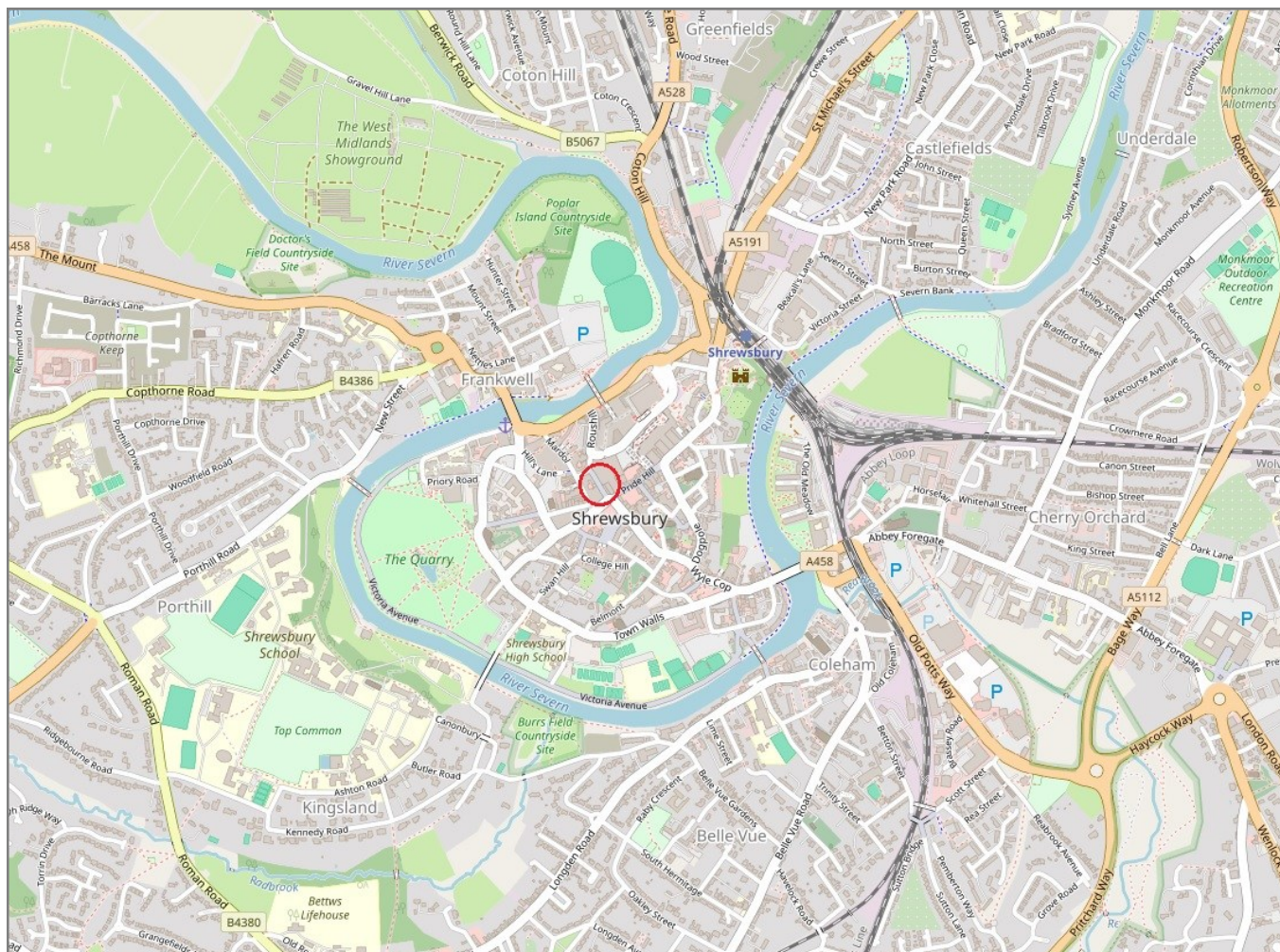
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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