



Cedar House, 45 The Mount, Shrewsbury, SY3 8PP

5 bedroom detached house — £1,750,000 Freehold

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sales@cgpooks.co.uk

Cedar house is one of the finest properties in Shrewsbury, located just a short walk from the town centre. This stunning family home has been significantly upgraded to an extremely high standard, whilst having the most beautiful south facing rear garden, adjoining double garage and annexe.

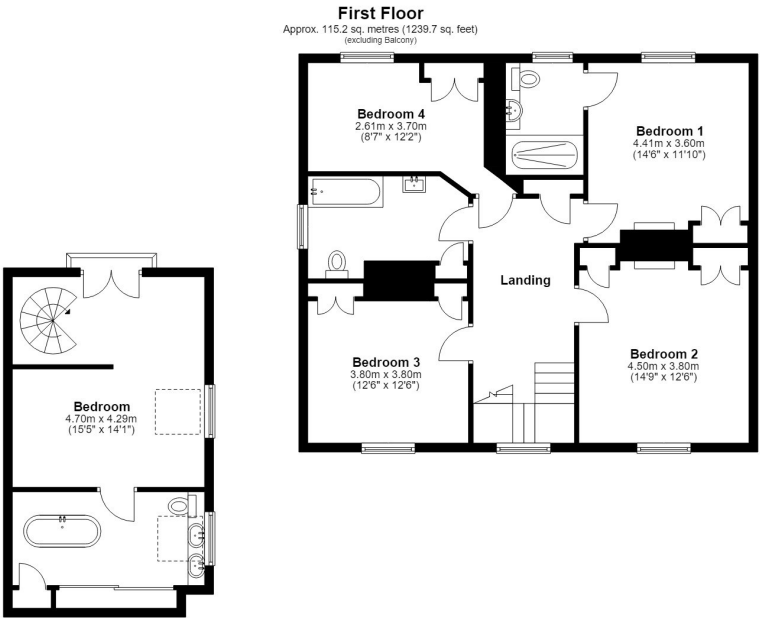
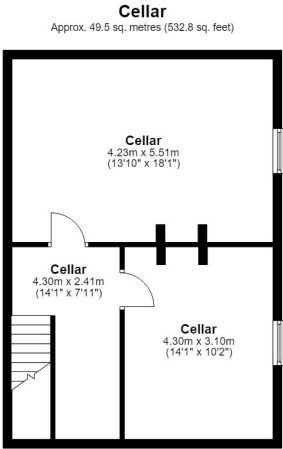
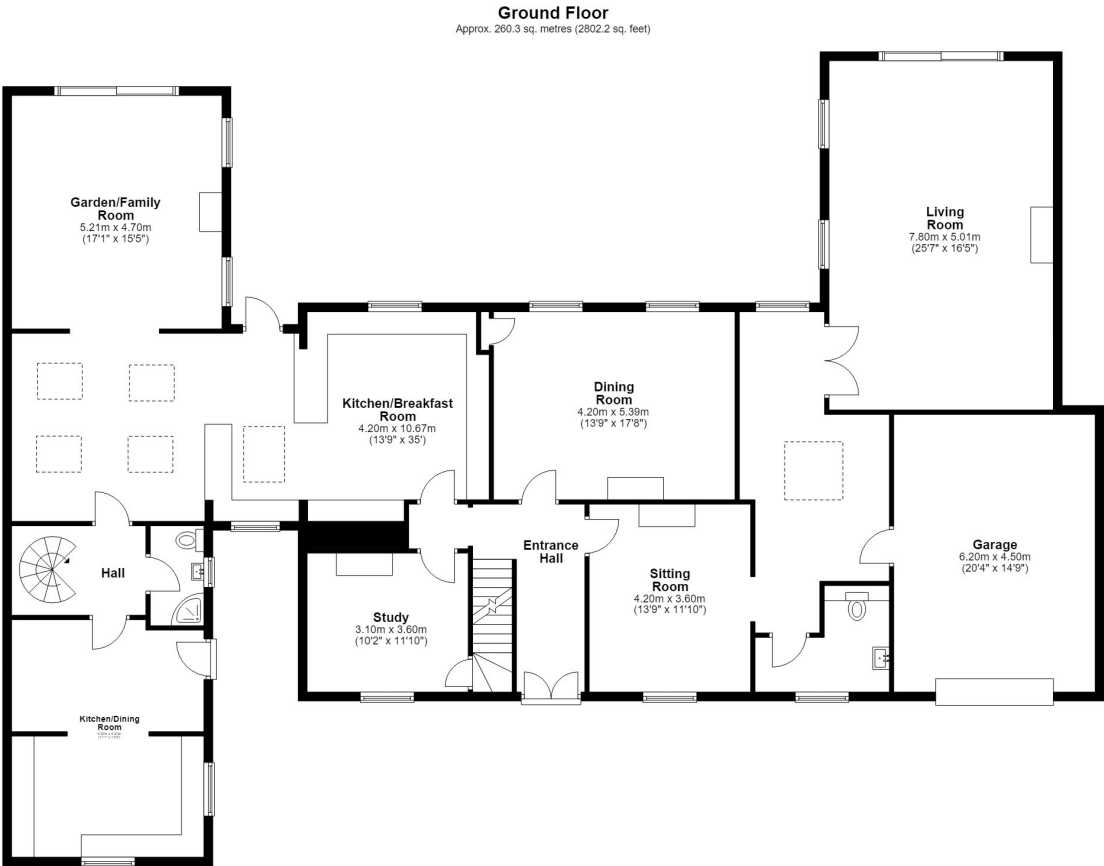
KEY FEATURES

- Very impressive interior with lots of original features, as well as thoughtfully designed later additions which provide wonderful living space.
- Lovely entrance hall and turning staircase to a light and spacious landing.
- Fantastic open plan kitchen/breakfast room, complete with a range of well-fitted units, integrated appliances, AGA cooker, and vaulted ceiling to one end.
- Two modern extensions have been thoughtfully designed to create very practical reception rooms, both having feature fireplaces, plenty of natural light, and glazed doors onto the garden.
- There is also a large rear hallway, cloakroom, separate study and sitting room on the ground floor, as well as a generous formal dining room which also has a fireplace and floor to ceiling sash windows to the rear.
- The dry and spacious cellar is split into three sections and provides excellent storage with potential for conversion into additional accommodation if required.
- On the first floor are four generous bedrooms, all having built-in wardrobes, a large family bathroom, and en-suite shower room to bedroom one.
- The adjoining annexe offers very versatile space, comprising a hallway with spiral staircase, open plan kitchen/dining room and ground floor shower room, as well as a large double bedroom and en-suite bathroom on the first floor. This section of the house has been designed to be completely self contained and could be used as a holiday let, for a dependent relative, or as a residential investment.
- To the rear of the property is a stunning south facing garden, which incorporates areas of lawn, well-stocked and established borders, paved sun terraces, and beautiful original brick walling.
- Private driveway to the front providing ample parking, with adjoining landscaped gardens and access to the double garage, which also has an internal door to the rear hallway.
- Occupying a fantastic setting in one of Shrewsbury's most sought-after areas, while being within a close proximity to beautiful riverside walks, excellent schools, the Quarry Park and town centre.

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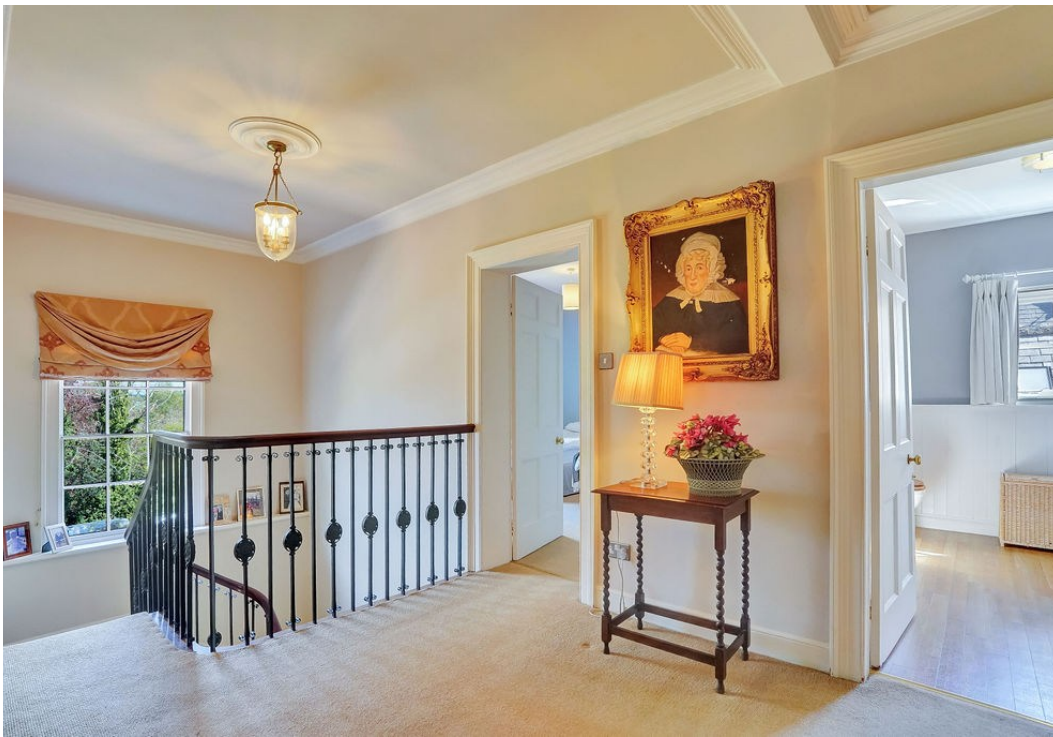


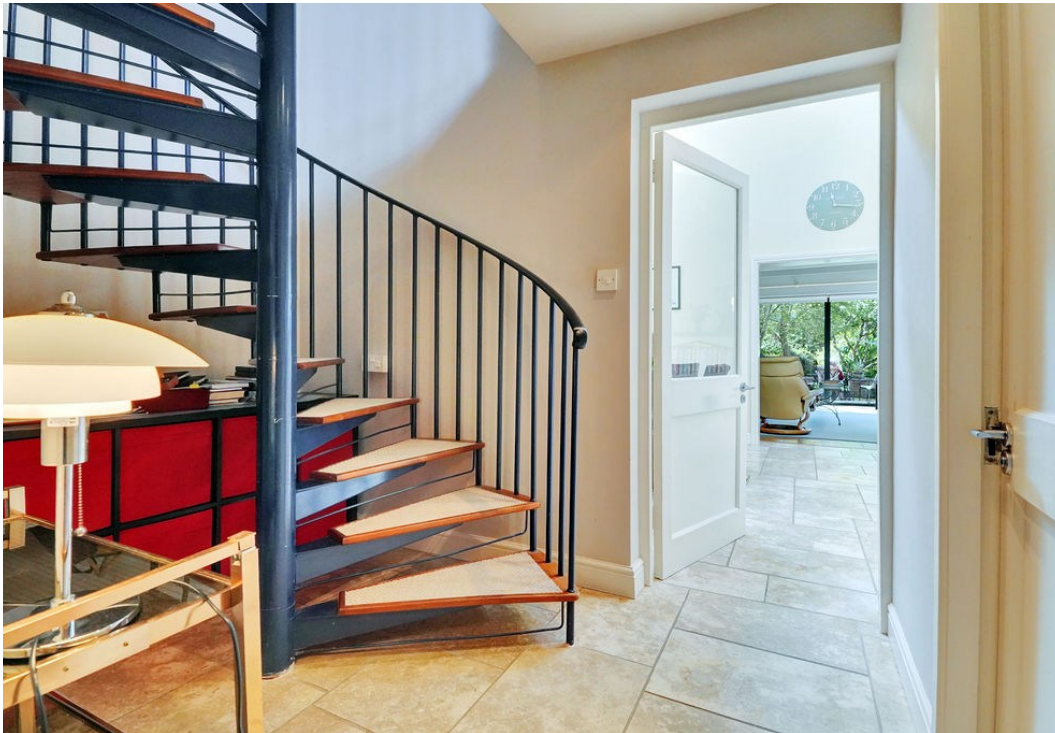


















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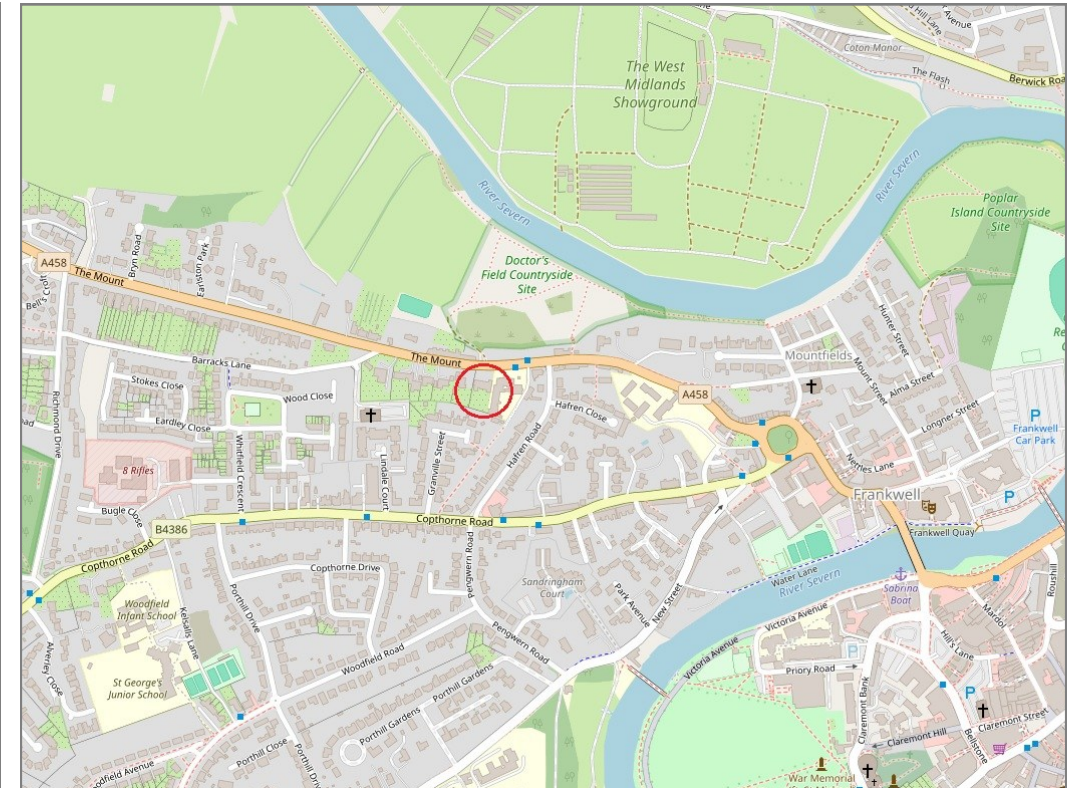
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BOUNDARIES NOT CONFIRMED

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

Cooper Green Pooks
01743 276666



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

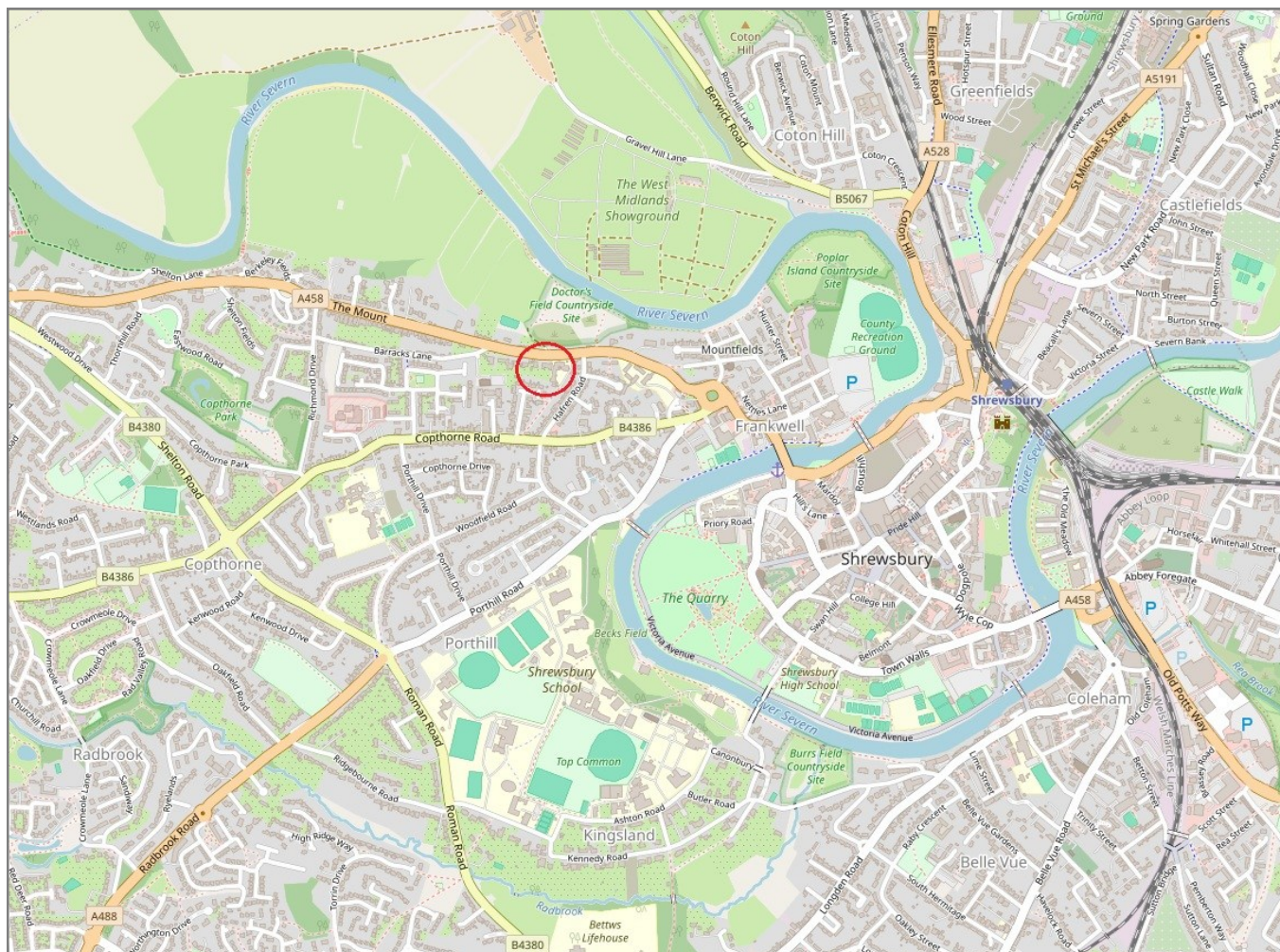
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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