



**3 College Hill, Shrewsbury, SY1 1LT**

4 bedroom townhouse — £430,000 Freehold

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Coopergreenpooks.co.uk

£430,000 Freehold — 4 bedroom townhouse

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

**Situated within the heart of the town centre, this beautiful grade II listed town house offers substantial, well-maintained and recently improved accommodation over four floors. The property showcases an abundance of character and plenty of original features, while providing a very practical and versatile layout, and benefitting from a private courtyard garden.**

### KEY FEATURES

- Impressive entrance hall with decorative tiled flooring, cloakroom, access to the rear courtyard, and turning staircase to a light and spacious landing
- Large living room with feature fireplace, wood burning stove, and door to the separate dining room, which has windows to two elevations and also connects to the hallway
- Kitchen/breakfast room with fitted units, space for appliances, range-style cooker, and practical utility
- There is also a good-sized study on the ground floor, which has a built-in cupboard, open fireplace, and wood boarded flooring
- On the first floor are three generous double bedrooms and a brilliant family bathroom with walk-in shower. All three bedrooms have built-in wardrobe/storage space, allowing plenty of potential to create an en-suite to bedroom one. The two front facing bedrooms also have bay windows
- A further staircase leads to the second floor where there is another double bedroom opening to a versatile additional sitting room, extra bedroom, or study area
- The large cellar provides excellent storage and potential for conversion into additional accommodation if required
- To the rear of the property is a lovely private courtyard garden and brick-built external storage that would make fantastic workshop or office space
- This property has been very well-maintained and recently improved to update and protect the integrity of the building. Works have included re-rendering (lime based) and re-painting of the rear courtyard, installation of new courtyard drainage works, and full external re-decoration and restoration where required - full information can be provided by CGP
- Located on a very pretty street in one of the most attractive and historical parts of the town centre, just a few minutes' walk from the market square, main shopping areas, the stunning Quarry Park and riverside walks
- Sold vacant with no upward chain

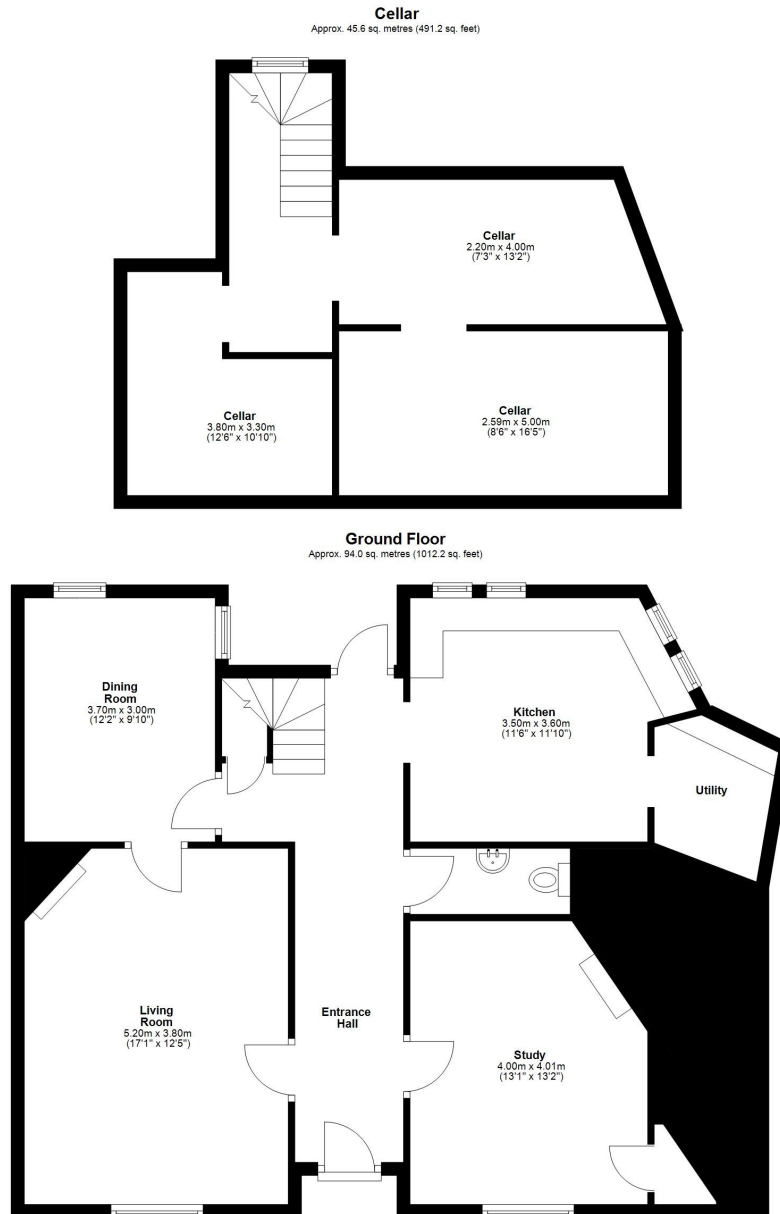


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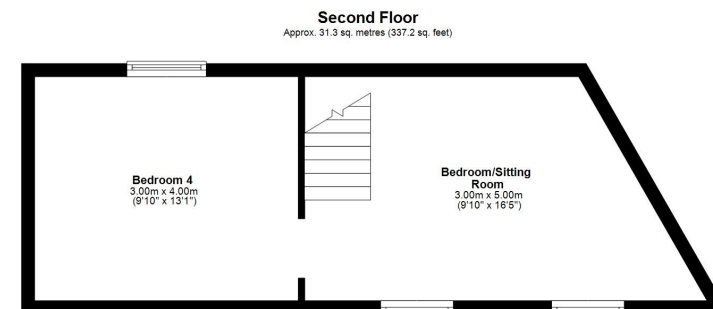
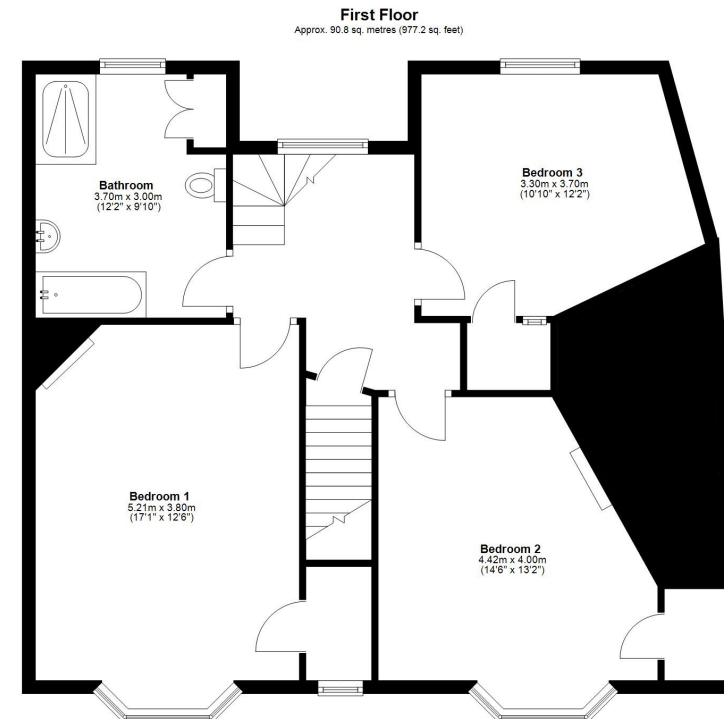
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Total area: approx. 261.8 sq. metres (2817.8 sq. feet)













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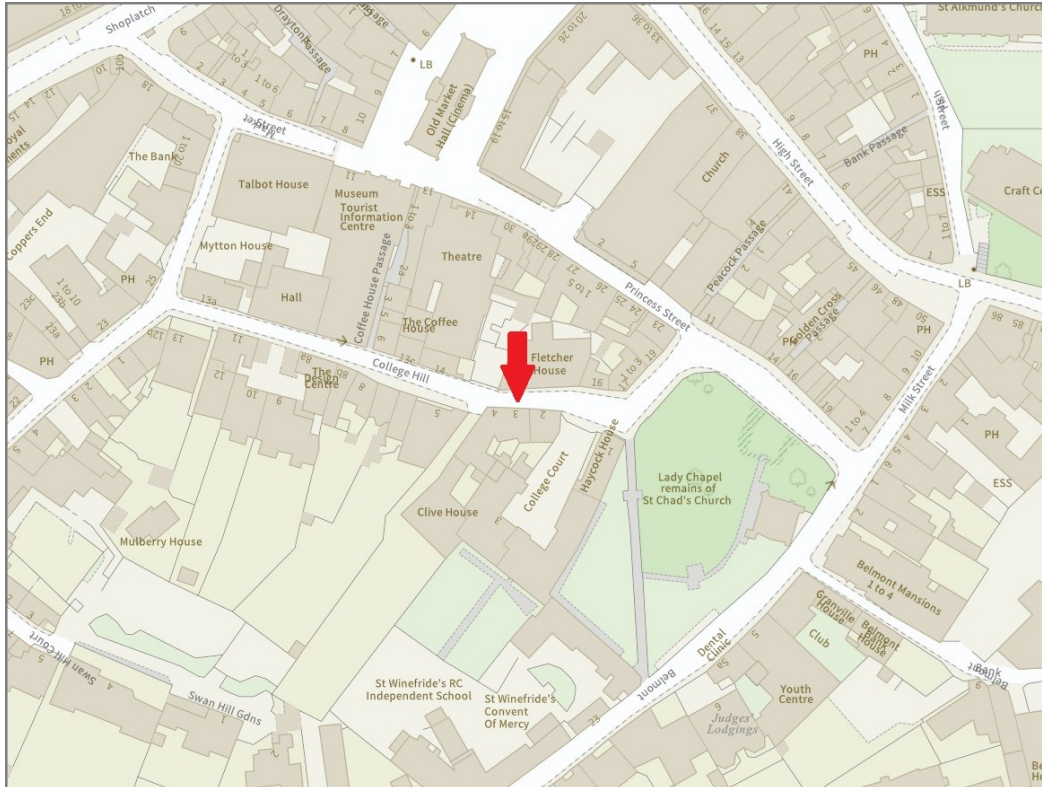
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**BOUNDARIES NOT CONFIRMED**

|                 |                                         |
|-----------------|-----------------------------------------|
| Tenure          | <b>Freehold</b>                         |
| Local Authority | <b>Shropshire Council</b>               |
| Council Tax     | <b>Band E</b>                           |
| EPC Band        | <b>N/A</b>                              |
| Services        | <b>All mains services are connected</b> |

**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.

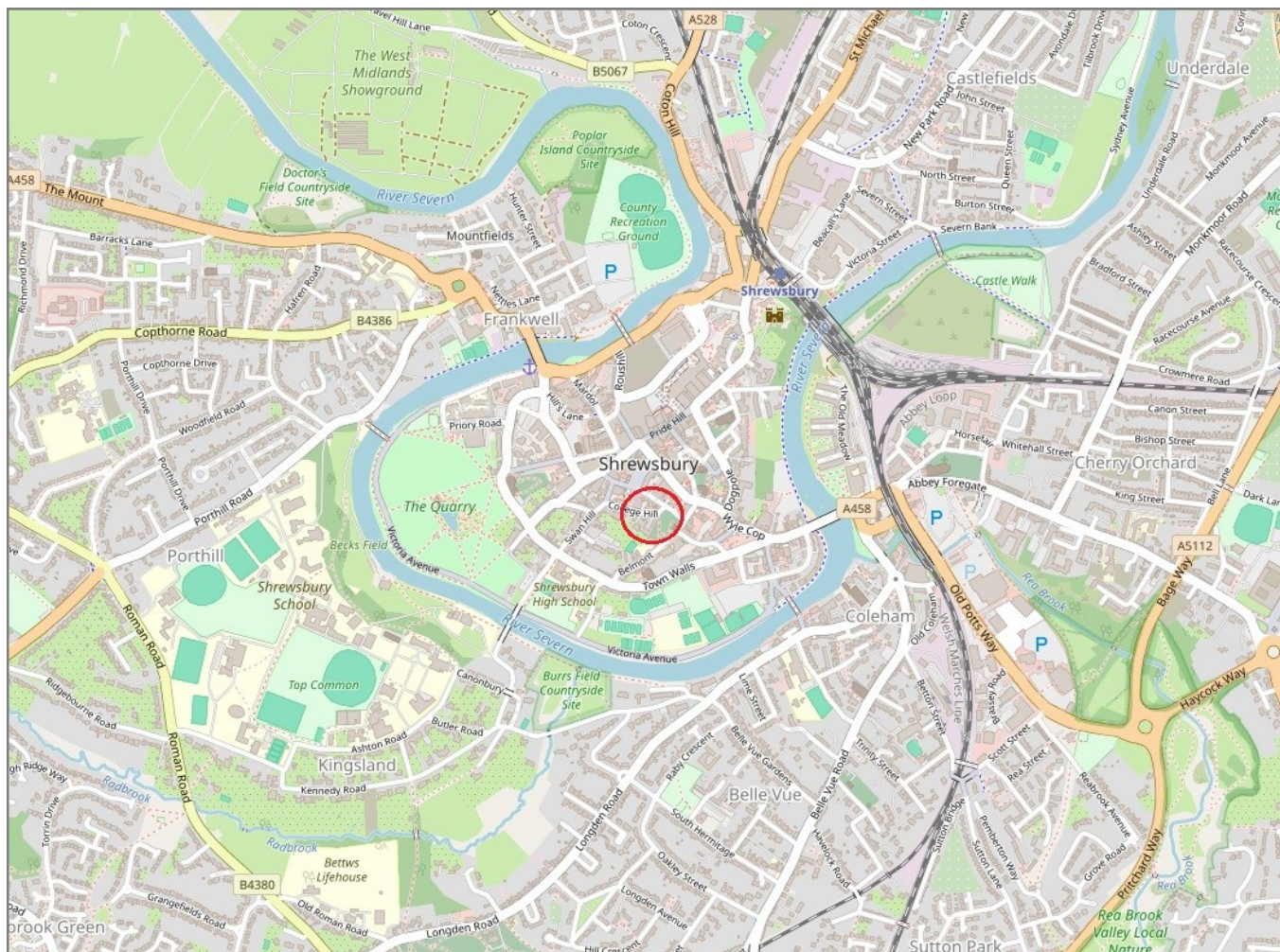
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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