



**13 Severn Bank, Castlefields, Shrewsbury, SY1 2JD**

4 bedroom semi-detached house — £775,000 Freehold

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Coopergreenpooks.co.uk

£775,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk

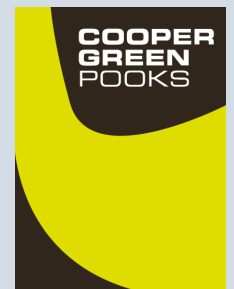
**This beautiful semi-detached Victorian family home is in a stunning location, a short walk from the town centre with unspoilt views across the River Severn. The property has been carefully restored and improved to a high standard whilst having an attractive garden and gated access to a sizable private courtyard and parking area for several cars.**

### KEY FEATURES

- Well-presented throughout with lots of impressive features, including detailed architecture, fireplaces, stripped pine boarded flooring and doors.
- Entrance halls to both the lower and upper ground floors along with excellent living space that offers three separate reception rooms.
- Recently refitted kitchen/breakfast room which directly opens onto a partly covered courtyard/seating area. Additionally, there is ample storage as well as both utility and cloakrooms.
- Spacious landing areas and a glass atrium on the top floor with mezzanine. There are also four sizable double bedrooms, one of which has glazed doors to a balcony with spectacular views.
- Large bathroom with separate walk-in shower on the second floor and a further well fitted shower room on the third floor.
- Gas fired central heating with a new central heating system, along with complete re-wiring and boarding out of both lofts to create storage space.
- Double gated access to a secure, block paved, walled courtyard garden and parking area for several cars.
- Very attractive landscaped garden with a large stone paved terrace overlooking the rear garden.
- Direct access to the river tow path, from which there is a wonderful 5-minute riverside walk to the town centre. You also have the weir and local parks just a few minutes in the other direction.

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
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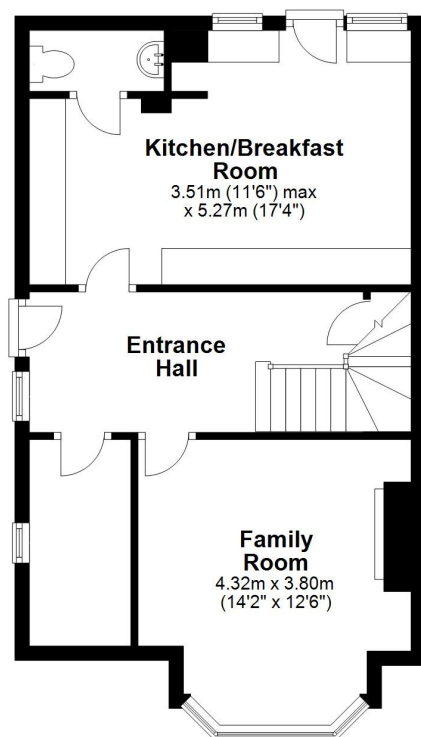
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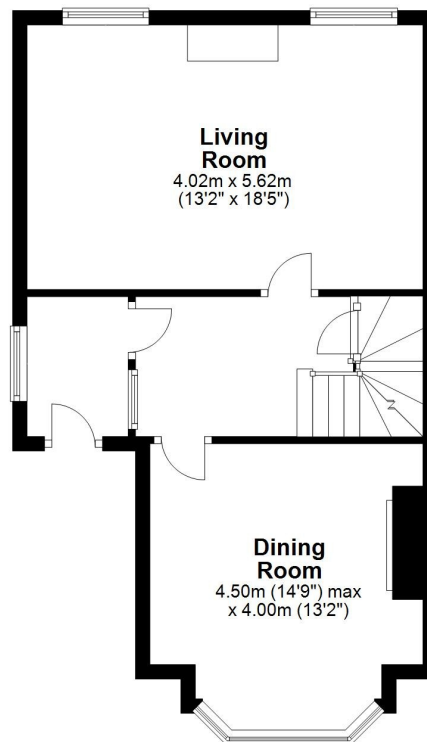
## Ground Floor

Approx. 49.7 sq. metres (535.3 sq. feet)



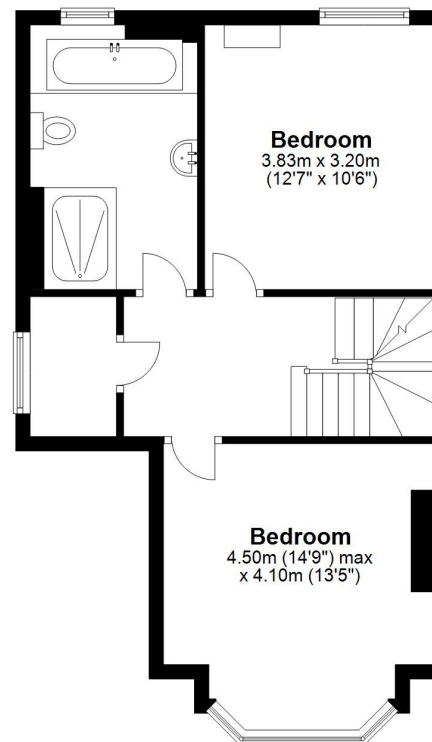
## First Floor

Approx. 44.1 sq. metres (474.8 sq. feet)



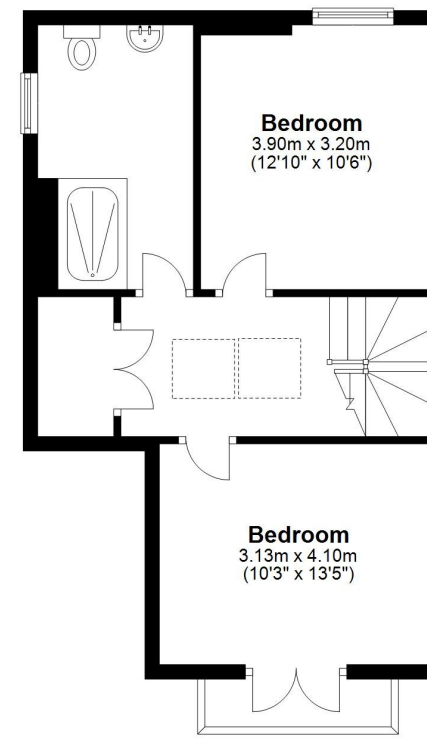
## Second Floor

Approx. 45.3 sq. metres (487.8 sq. feet)



## Third Floor

Approx. 42.9 sq. metres (461.3 sq. feet)  
(excluding Balcony)



Total area: approx. 182.0 sq. metres (1959.1 sq. feet)













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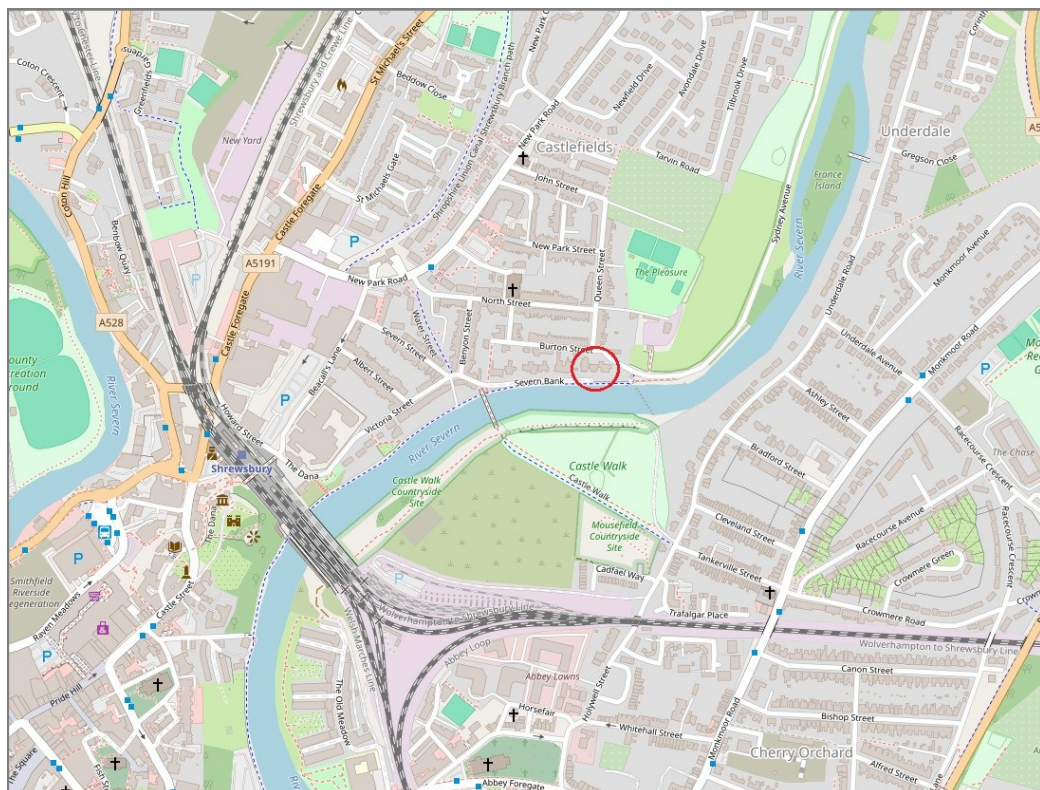
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**BOUNDARIES NOT CONFIRMED**

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

**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.

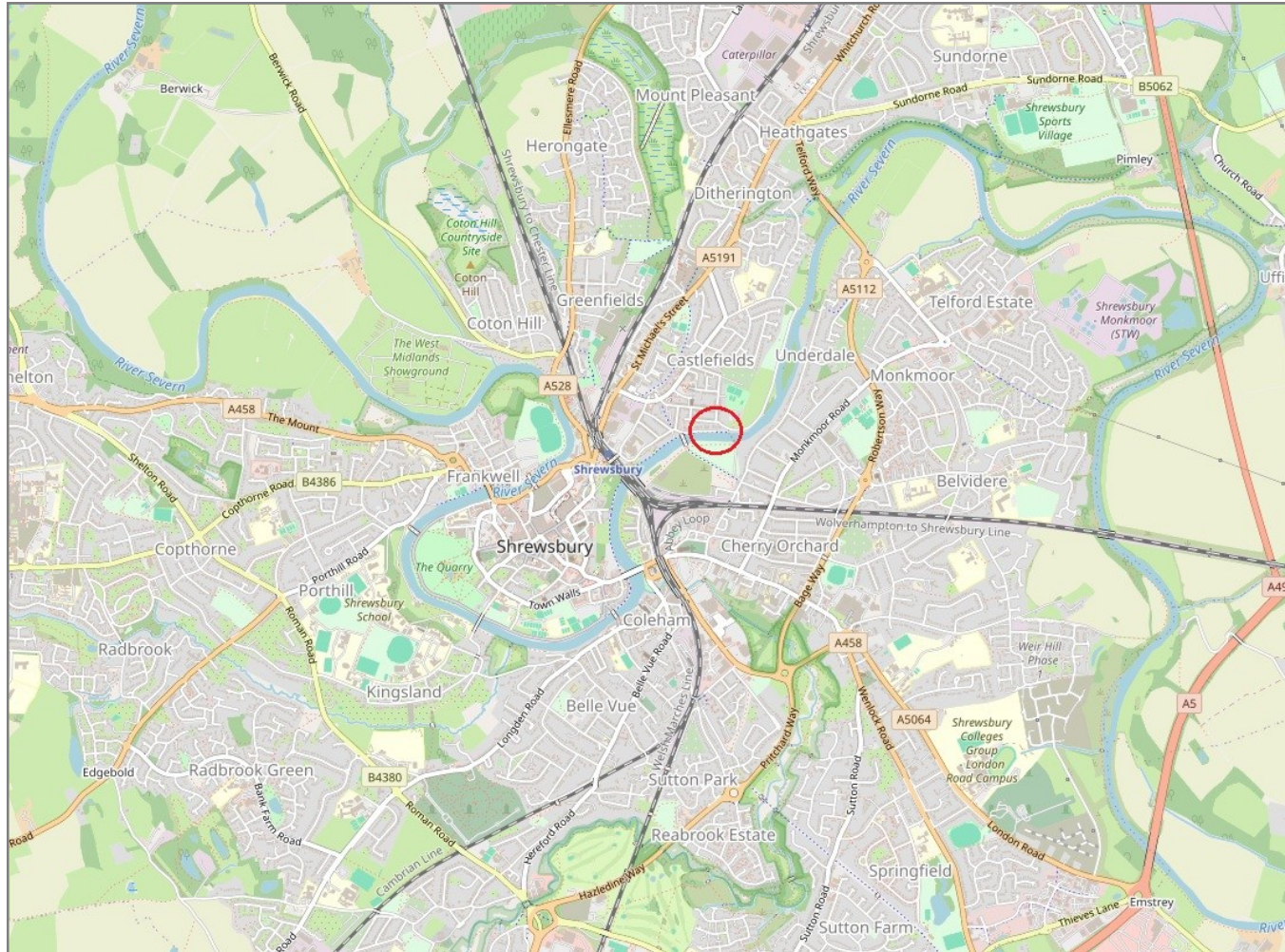
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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