

COOPER GREEN POOKS

20 Canonbury, Kingsland, Shrewsbury, SY3 7AH

5 bedroom detached house — £1,450,000 Freehold

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Coopergreenpooks.co.uk

£1,450,000 Freehold — 5 bedroom detached house

sales@cgpooks.co.uk

Situated in one of the finest and most exclusive settings in Shrewsbury with stunning elevated views across the river Severn, quarry park and town centre. This impressive and substantial grade II listed detached residence offers extensive accommodation which has recently been significantly improved and upgraded throughout, along with a sizable private landscaped garden and driveway.

KEY FEATURES

- Four floors of accommodation which has recently been reconfigured and modernised to a high standard, whilst retaining many of its original features.
- Entrance vestibule to the hall, from which there is access to a large unity room with side door, cloakroom and two superb reception rooms. Both of the rooms have original fireplaces and large feature windows, from which there are spectacular views towards the town centre.
- On the lower ground floor at garden level there is a further area of extensive living space which consists of a bespoke kitchen breakfast room, dining and family rooms. Again, there is lots of natural light from full length feature windows and glazed doors that open onto the paved sun terrace and garden.
- There is an original feature staircase from the entrance hall leading to both the first and second floors, where there are 5 sizable bedrooms and three recently fitted bath/shower rooms. The main bedroom also has an adjoining dressing room.
- Recently installed gas central heating system and secondary glazing throughout. The wiring has also recently been redone along with restoration of the original wooden flooring and refurbishment of the roof and chimneys.
- To the front of the property there is a driveway providing parking for up to 3 cars. There is also access to the sizable landscaped rear garden, which is mainly lawned with established trees and beds, paved pathways and an elevated sun terrace, which again boasts amazing views across the river Severn and quarry park.
- Canonbury is a quiet and private road set within Shrewsbury's most exclusive residential area. Next to Shrewsbury school and just a stones through from beautiful woodland and river walks, from which you can access the Quarry park and town centre.

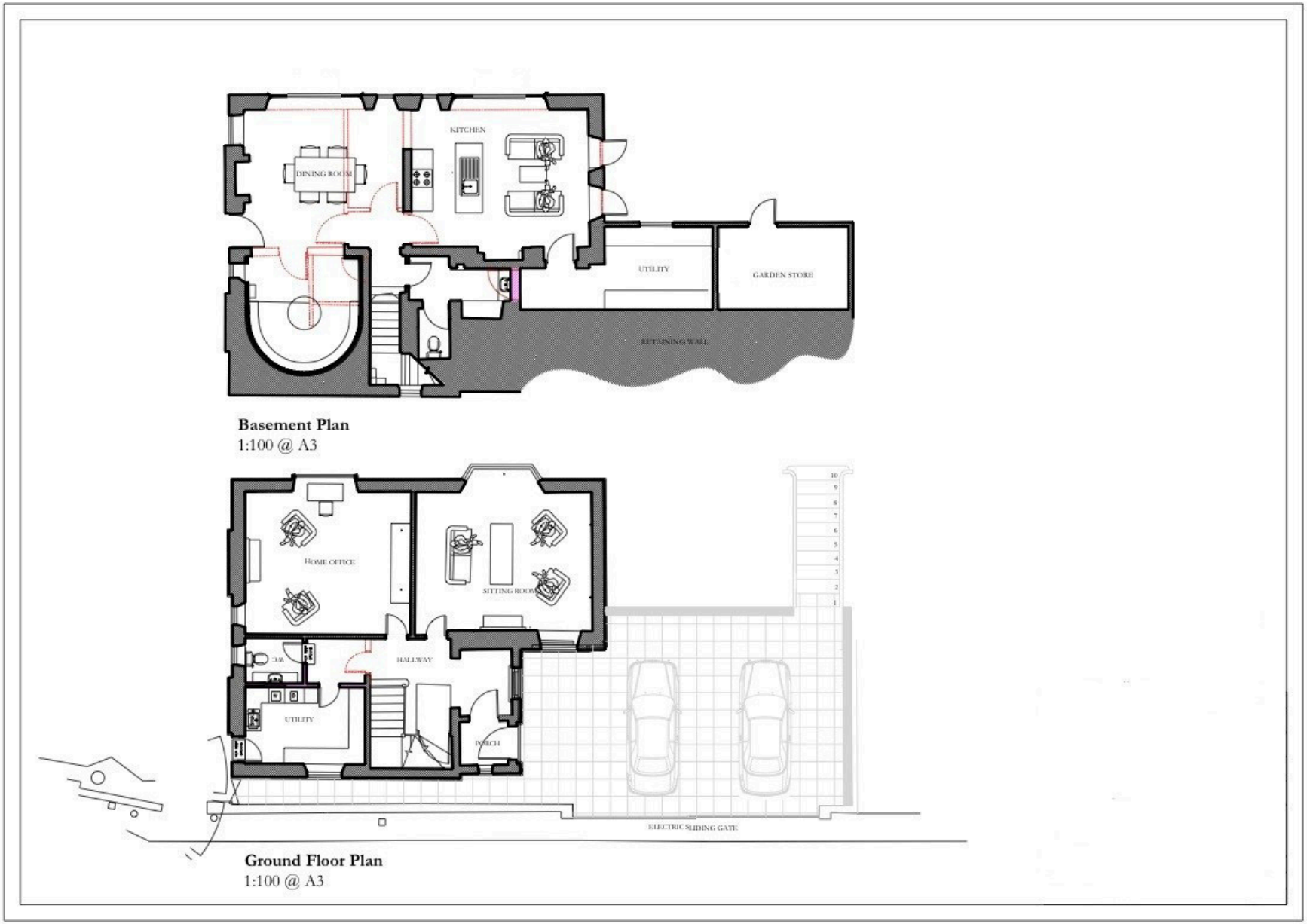
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3 Barker Street
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BOUNDARIES NOT CONFIRMED

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

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

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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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