



15 Berkeley Fields
The Mount, Shrewsbury, Shropshire

STRUTT
& PARKER
BNP PARIBAS GROUP

A superbly appointed detached four-bedroom home, in a sought-after and well-connected residential area

A handsome, modern family home with traditional styling outside and elegant, contemporary décor inside. Set in a peaceful and coveted residential development less than a mile from Shrewsbury town centre and backing onto the banks of the River Severn, with far reaching countryside beyond.



**2 RECEPTION
ROOMS**



4 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



TOWN



1,710 SQ FT



**GUIDE PRICE
£725,000**



The property

Constructed in 2018 by reputable local house builders Shropshire Homes, 15 Berkeley Fields is a highly attractive mock Georgian house with contemporary, elegant décor and light, airy accommodation arranged over two floors. The property stands in an elevated position on the outskirts of town whilst still enjoying a convenient location which is nearby to the centre of Shrewsbury, schooling, amenities and access to river walks.

At the front of the ground floor are two well-presented reception rooms either side of the welcoming entrance hall. These include the comfortable dual aspect drawing room with woodburning stove, and a study/playroom with extensive built in storage. At the rear, the open-plan kitchen and dining room provides further everyday social living space and features French doors opening to the garden. There is space for a dining table and a seating area, while the bespoke kitchen itself has shaker-style units, a central island with a breakfast bar and a range of appliances including a range cooker,

fridge, dishwasher and wine fridge. The adjoining utility room offers further storage with fitted units to base and wall level.

Upstairs there are four well-proportioned individually styled double bedrooms, two of which benefit from built-in wardrobes. The principal bedroom is serviced by en-suite shower room and a family bathroom with a bathtub and a separate shower completes the first-floor accommodation.

Outside

At the front of the property, the block-paved parking area provides space for two vehicles in front of a detached double garage with an electric vehicle charging point. The front garden is laid to gravel terracing either side of a central paved pathway leading to the front door, while at the rear there is a further landscaped garden. The patio extends from the rear of the house into barker seating areas for al fresco dining. Beyond the lawn us a well-stocked border beds with various shrubs, trees and flowering perennials.

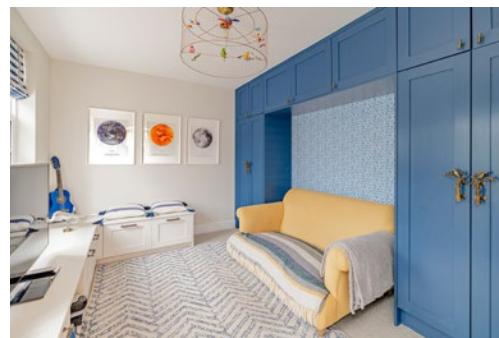


Location

The property sits in a peaceful residential setting, backing onto beautiful open countryside and close to the banks of the River Severn, yet less than a mile from Shrewsbury town centre. Shrewsbury offers an extensive range of shopping, leisure and social facilities.

The town also has a number of renowned schools in both the state and private sectors at both primary and secondary levels.

The A5 is close-at-hand, providing easy access into Shrewsbury and towards Telford, the M54 and on to the West Midlands conurbation. The cities of Chester, Manchester, Liverpool and the north of the country is easily accessed via the A41. Direct train lines to London and the national rail network can be found from Shrewsbury's train station, while regional airports can be found at Birmingham International, East Midlands and Manchester.



Distances

- Shrewsbury town centre 0.9 miles
- Oswestry 15 miles
- Telford 16 miles
- Wolverhampton 32 miles
- Stoke-on-Trent 34 miles
- Birmingham 50 miles

Nearby Stations

- Shrewsbury Railway Station

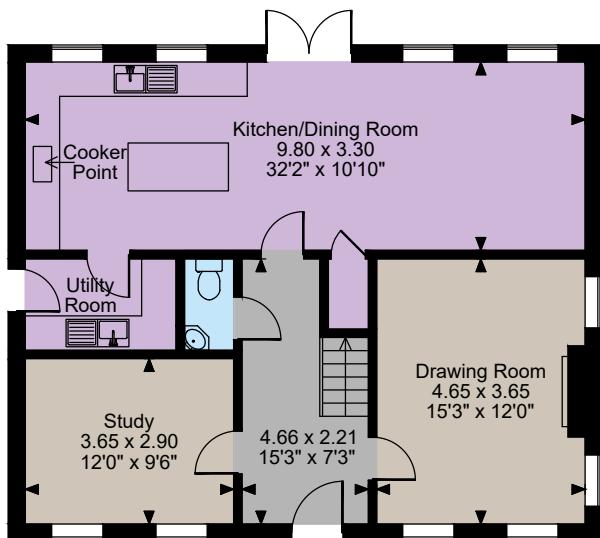
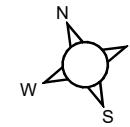
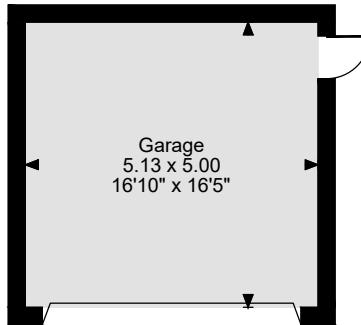
Key Locations

- The Quarry Park
- Shrewsbury Castle
- Shrewsbury Museum and Art Gallery
- Shrewsbury Market Hall
- Theatre Severn
- River Severn
- Attingham Park
- Lyth Hill Countryside Site
- Shropshire Hills National Landscape

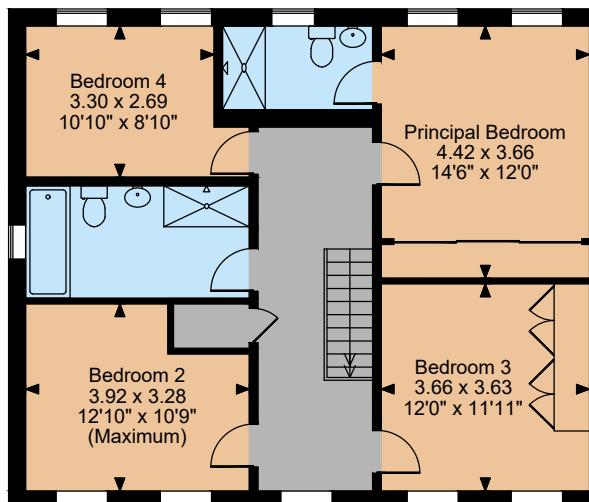
Nearby Schools

- St. Winfried's RC Independent School
- Prestfelde School
- Adcote School for Girls
- Shrewsbury High School
- Moreton Hall Girls School
- Shrewsbury School
- Woodfield Infant School
- St Georges Primary School
- Priory Secondary School
- Shrewsbury Sixth Form College





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 1,710 sq ft (159 sq m)

Garage internal area 276 sq ft (26 sq m)

Total internal area 1,986 sq ft (185 sq m)

For identification purposes only.

Directions

Post Code SY3 8EJ

what3words: ///visits.coats.fire

General

Local Authority: Shropshire Council

Services: Gas central heating, underfloor heating to the ground floor. Mains electricity, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: B

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

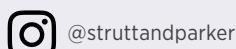
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Shropshire & Mid Wales

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