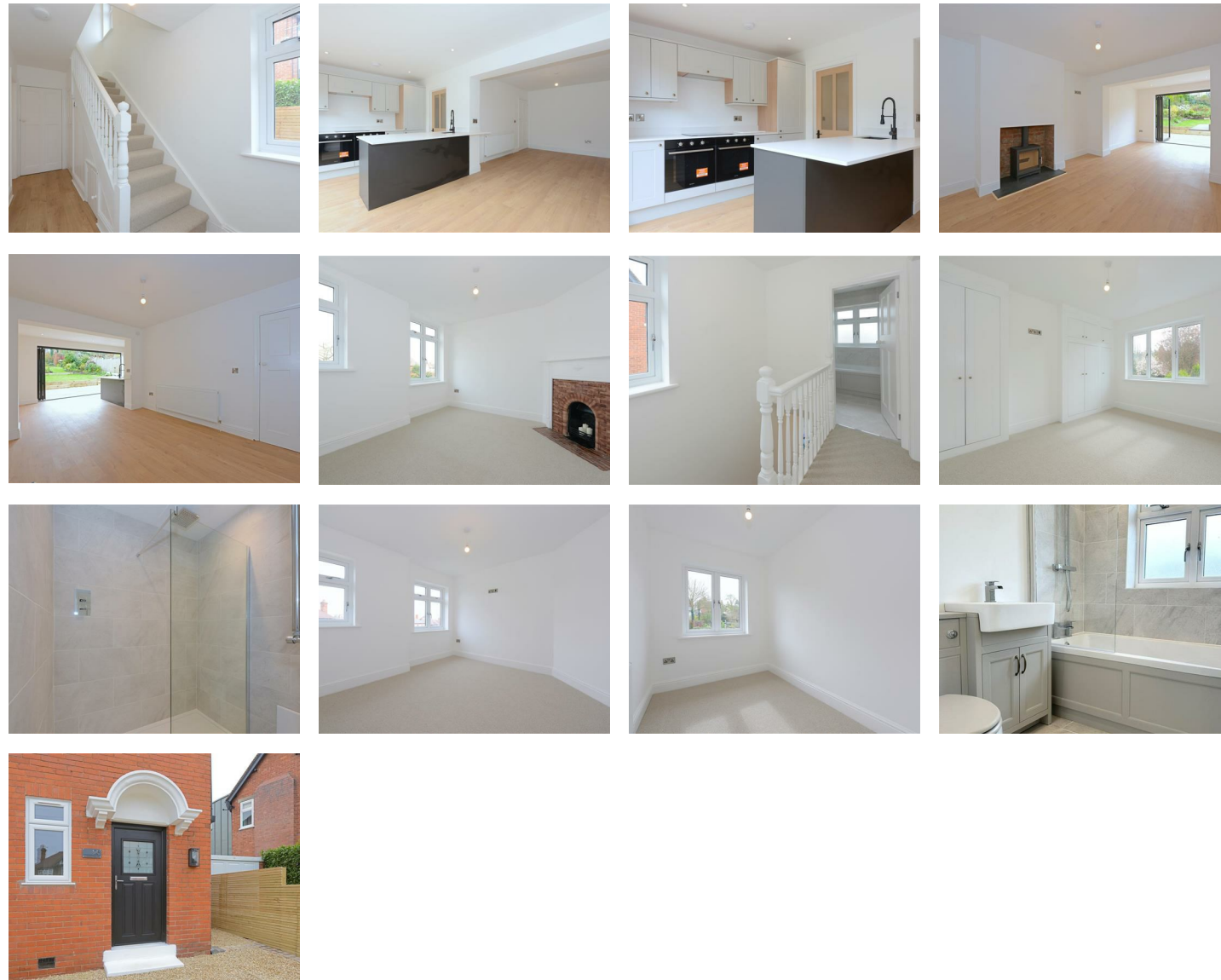


25 Woodfield Road, Copthorne, Shrewsbury, Shropshire,
SY3 8HZ

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £495,000

Viewing: strictly by appointment through the agent

Located in a highly sought after area, this is an attractive three bedroom semi detached house, which has been fully renovated, extended and greatly improved to provide thoughtfully designed accommodation and an array of pleasing features, which will appeal to many potential purchasers. The property boasts an impressive landscaped and mature south facing garden, with large patio area. 25 Woodfield Road is located within walking distance of highly regarded schooling, excellent local amenities, the Quarry Park with its tranquil riverside walks and the medieval town centre of Shrewsbury. This property also has the added benefit of being offered For Sale with NO UPWARD CHAIN and early viewing truly comes highly recommended by the sole selling agent

The accommodation briefly comprises of the following: Reception hallway, under-stairs cloakroom, ground floor shower room, sitting room, lounge with wood burning stove, impressive extended contemporary kitchen/diner/family room, laundry room, boot room/side entrance, first floor landing, three bedrooms, re-fitted bathroom, stone driveway providing off street parking for two/three vehicles, gas fire central heating, UPVC double glazing, NO UPWARD CHAIN. Viewing is essential.

A loft conversion could be achieved, to create an additional bedroom and bathroom to the property, subject to any necessary consent. The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

Reception hallway

Having UPVC double glazed window to side, radiator, under-stairs storage cupboard.

Door from reception hallway gives access to:

Re-fitted under-stairs cloakroom

Having low flush WC, wash hand basin with mixer tap over and storage cupboard below, LVT wood effect flooring.

Door from reception hallway gives access to:

Shower room

Having a large tiled walk-in shower cubicle with drench shower over, tiled floor, wall hung heaed chrome style towel rail, recessed spotlights and extractor fan to ceiling.

Door from reception hallway gives access to:

Sitting room

11'8 max x 10'10 max
Having two UPVC double glazed windows to front, period fireplace, radiator.

Door from reception hallway gives access to:

Lounge

12'4 x 10'11
Having brand new wood burning stove set a exposed brick hearth, radiator, LVT wood effect flooring.

Square arch from lounge gives access to:

Impressive extended contemporary re-fitted family

16'0 x 9'0
The dining area comprises: LVT wood effect flooring, LED recessed spotlights to ceiling, bi-folding doors giving access to well established large rear gardens. The kitchen area comprises: a range of contemporary eye level and base units with built-in cupboards and drawers, two integrated ovens, four ring induction hob with concealed cooker canopy over, integrated dishwasher, fridge freezer, LVT wood effect flooring, pull out bin, LED recessed spotlights to ceiling, inset 1 1/2 Granite style sink with mixer tap over, Quartz fitted worktops and integrated breakfast bar.

Oak part glazed door from kitchen/diner family room gives access to:

Laundry room

Having fitted Quartz worktop with storage cupboard below, LVT wood effect flooring, recessed LED spotlights to ceiling, space for appliances.

UPVC double glazed door from laundry room gives access to:

Boot room / side entrance

18'10 x 4'1
Having part glazed stable style door to front and sealed unit double glazed window to rear, tiled floor, wall light points.

From reception hallway stairs rise to:

First floor landing

Having wool carpets, UPVC double glazed window to side, loft access.

Panel doors from first floor landing then give access to: Three bedrooms and brand new re-fitted bathroom.

Bedroom one

12'5 x 8'7
Having a range of built-in wardrobes, UPVC double glazed window overlooking the property's generous size well established rear gardens, radiator, brand new fitted wool carpets.

Bedroom two

11'8 max into recess x 10'11
Having two UPVC double glazed windows to front, radiator, brand new fitted wool carpets.

Bedroom three

8'11 x 6'5
Having UPVC double glazed window overlooking the property's well established, generous size rear gardens, radiator, brand new fitted wool carpets.

Re-fitted bathroom

Having an attractive suite comprising: timber style panel bath with fountain effect mixer tap over and wall mounted drench shower with hand-held shower attachment off, shaped wash hand basin set to vanity unit with mixer fountain effect tap over, WC with hidden cistern, LED recessed spotlights, extractor fan to ceiling, UPVC double glazed window to front, heated chrome style towel rail.

Outside

To the front of the property there is a good size brick edge stoned driveway providing ample off street parking for two/three vehicles. To the side of the driveway there are raised beds with mature shrubs and bushes.

To the rear there is a delightful well established, generous size, southerly facing:

Rear garden

Having Indian sandstone paved patio area with wall mounted down lighters and outside electricity point, low maintenance stone sections, lawn garden, timber garden shed, an array of well established shrubs, plants and bushes. The rear gardens are enclosed.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

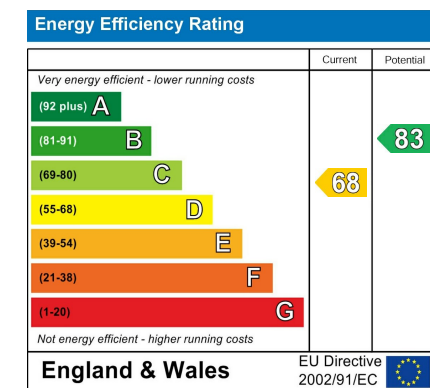
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

