



17 Copthorne Road, Copthorne, Shrewsbury, Shropshire, SY3 8NW

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.
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Offers In The Region Of £149,995

Viewing: strictly by appointment through the agent

Being offered For Sale with NO UPWARD CHAIN is this attractive and improved one double bedroom period mid-terrace house, which has recently undergone redecoration throughout. The property is within striking distance of an array of excellent amenities, tranquil riverside walks within the Quarry Park and the medieval town Centre of Shrewsbury. This property will appeal to many buyers and early viewing is recommended by the selling agent.

The accommodation briefly comprises: Lounge, re-fitted kitchen/breakfast room, lean to, first floor landing, double bedroom, re-fitted shower room, low maintenance front and part walled southerly facing rear enclosed gardens, upvc double glazing, gas fired central heating. Viewing is recommended

The accommodation in greater detail comprises the following:

Part glazed wooden entrance door gives access to:

Lounge

11'11 max into recess x 11'7

Having upvc double glazed window to front, radiator, wood effect flooring, gas fire, recessed spotlights, coving to ceiling, open fronted under-stairs recess.

Arch from lounge gives access to:

Kitchen/breakfast room

11'11 x 5'10

Having eye level and base units with built-in cupboards and drawers, integrated oven four ring gas hob with cooker canopy over, tiled splash surrounds, wood effect flooring, fitted worktops with inset sink with mixer tap over, recessed spotlights and coving to ceiling, radiator.

Part glazed door from kitchen/breakfast room gives access to:

Lean to

8'4 x 5'3

Having wood effect flooring, double glazed sliding door giving access to rear gardens, polycarbonated roof.

From lounge stairs rise to:

First floor landing

Having upvc double glazed window to rear, loft access, coving to ceiling.

Doors from first floor landing then give access to: Double bedroom and re-fitted shower room

Double bedroom

10'10 x 9'7

Having two curtain fronted double wardrobe, upvc double glaze window to front, radiator, over-stairs

shelved storage cupboard, recessed spotlights and coving to ceiling.

Re-fitted shower room

Having tiled shower cubicle, pedestal wash hand basin, low flush WC, radiator, coving and recessed spotlights to ceiling, upvc double glazed window to rear, vinyl floor covering.

Outside

To the front of the property there is a low maintenance frontage. To the rear there is a southerly facing garden which comprises: two paved patio areas, stone section, mature shrubs and bushes. The gardens are enclosed by brick walling and fencing.

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 A

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

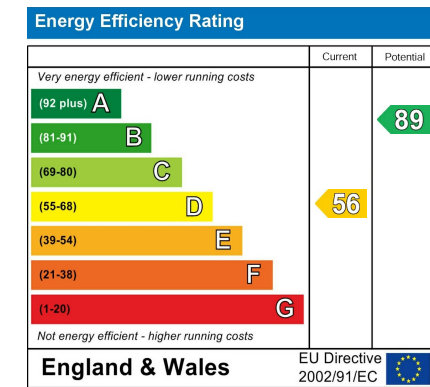
Agency sector to address the issue of transparency of fees.

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

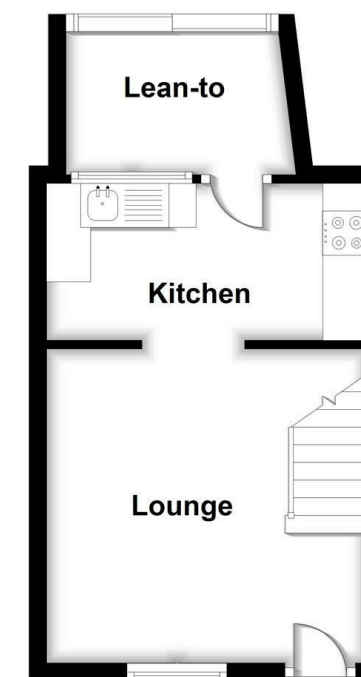
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

Ground Floor



First Floor

