



3 Copthorne Crest, Copthorne, Shrewsbury, Shropshire, SY3 8RU

www.hbshrop.co.uk



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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 £400,000

Viewing: strictly by appointment through the agent

Occupying a superb cul-de-sac position within this highly desirable residential location this is a well maintained, beautifully presented and spacious, mature three bedroom semi detached house. The property boasts many pleasing features some of which include: two reception rooms, laundry room, cloakroom, re-fitted family bathroom, generous driveway providing ample off street parking, carport, detached garage and generous size well established enclosed rear gardens. The property is within striking distance of tranquil riverside walks within the Quarry park then leads to the Shrewsbury town centre, Commuters will be pleased to know that access to the local bypass is readily accessible from the property and early viewing comes highly recommended by the selling agent for the property and its situation can be fully appreciated.

Accommodation

Reception hallway, bay fronted lounge, separate dining room, kitchen, laundry room, cloakroom, first floor landing, three good size bedrooms, spacious re-fitted family bathroom, generous driveway providing off street parking for a number of vehicles, carport, detached garage, attractive well established rear gardens, double glazing, gas fired central heating. Viewing is recommended.

Attractive period stained glazed entrance door with matching windows to side gives access to:

Reception hallway

Having dado rail, radiator, coving to ceiling, wall mounted heated digital control panel, under-stairs storage cupboards.

Doors from reception hallway gives access to:

Bay fronted lounge

13'10" max into bay x 12'10

Having walk-in double glazed bay window to front, living flame coal effect gas fire with stone style hearth and matching fire surround, wall light points, coving to ceiling radiator.

Door from reception hallway gives access to:

Dining room

12'11" x 11'7"

Having double glazed door giving access to rear gardens with double glazed window to either side and above, radiator, coal effect electric fire set to a period style hearth with timber fire surround, coving to ceiling.

Door from reception hallway gives access to:

Kitchen

8'11" x 7'6"

Having a range of attractive eye level and base units with built-in cupboards and drawers, glass display cabinet, space for appliances, integrated dishwasher (in need of repair), integrated fridge, fitted worktops with inset 1½ stainless sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor, double glazed window to side.

Wooden framed glazed door from kitchen gives access to:

Laundry room

7'8" x 4'10"

Having tiled floor, space for appliances, double glazed door giving access to rear of property.

Door to:

Cloakroom

Having low flush WC, wall mounted wash hand basin, tiled floor, double glazed window to side.

From reception hallway stairs rise to:

First floor landing

Having dado rail, double glazed window to side, loft access, coving to ceiling.

Doors from first floor landing then give access to: All bedrooms and re-fitted bathroom.

Bedroom

14'4" max into bay x 9'8" max in recess

Having walk-in double glazed bay window to front, radiator, large fitted wardrobe, coving to ceiling.

Bedroom

12'11" x 10'5" max

Having double glazed window to rear, radiator, fitted double wardrobe and shelved storage cupboard, coving to ceiling.

Bedroom

8'10" x 8'3"

Having double glazed window to front, radiator, coving to ceiling.

Re-fitted bathroom

7'11" x 7'7"

This generous size bathroom comprises: three piece re-fitted suite having panelled bath with electric shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, two double glazed windows, part tiled to walls, tiled floor, radiator, coving to ceiling.

Outside

To the front of the property there is a mature raised shrubbed area with low rise brick walling screening the pedestrian pathway. To the front of the property there is a stoned parking forecourt, To the side of this there is a tarmac driveway which leads to a carport. The driveway ample off street parking for a number of vehicles. From the carport gated access then leads to a further stoned parking area with access to a detached sectional garage.

Rear gardens

The rear gardens are a pleasing feature of the property having:

paved patio area, lawned gardens, paved sun terrace, timber garden shed, glazed greenhouse, well stocked borders containing a variety of specimen 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).

Disclaimer

Any areas / measurements are approximate only and have

not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

