



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

www.hbshrop.co.uk



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Offers In The Region Of £325,000

Viewing: strictly by appointment through the agent

Having a deceptively spacious, much improved and well presented living accommodation throughout over three floors, this is an attractive bay fronted three double bedroom mid-terrace house. The property is within striking distance of the medieval town centre of Shrewsbury, Quarry park, tranquil riverside walks, good local amenities and sought after schooling. Early viewing comes highly recommended by the selling agent.

Accommodation

Storm porch, reception hallway, sitting room, separate dining room, modern re-fitted kitchen with built-in appliances, garden room, first floor landing, two double bedrooms, bespoke spacious re-fitted family bathroom, separate shower room, second floor landing having further double bedroom, low maintenance front and good sized rear enclosed gardens, period features, gas fired central heating. Viewing is recommended.

Storm porch with wooden entrance door with glazed window above gives access to:

Reception hallway

Having a period tiled floor, antique style radiator.

Panelled door from reception hallway gives access to:

Sitting Room

13'10" max into bay x 11'10"

Having walk-in bay with three glazed sash windows to front, solid walnut wood flooring, period style coal effect gas fire, picture rail, coving to ceiling, radiator.

Panelled door from reception hallway gives access to:

Dining room

12'3" max into recess x 12'0"

Having period open fireplace, glazed display cabinet with shelved storage cupboard under, picture rail, upvc double glazed window to rear, wall mounted thermostat control unit, radiator, granite tiled floor.

Doorway from dining room gives access to:

Modern re-fitted kitchen

15'8" x 9'1"

Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated Neff oven, Neff microwave combination oven with Neff plate warming drawer under, Neff integrated dishwasher, washing machine and Whiteknight tumble dryer, period style stove set to an exposed brick chimney breast, Neff five ring gas hob with Neff stainless steel cooker canopy over, granite fitted worktops with inset 1 1/2 drainer unit with mixer tap over, two upvc double glazed windows, recessed spotlights to ceiling, heated chrome style towel rail, ceramic tiled floor, under-stairs walk-in store cupboard.

Arch from dining room gives access to:

Garden room

9'3" x 7'0"

Having upvc double glazed window to rear with upvc double glazed French doors giving access to rear gardens, ceramic tiled floor.

From reception hallway stairs rise to:

First floor landing

Having dado rail, loft access, antique style radiator.

Panelled doors then give access to: Two double bedrooms, bespoke re-fitted family bathroom and re-fitted separate shower room.

Bedroom

12'8" x 12'1"

Having two glazed sash windows to front, radiator, range of fitted wardrobes, picture rail.

Bedroom

11'11" x 9'6"

Having upvc double glazed window to rear, radiator.

Bespoke re-fitted family bathroom

9'10" x 8'11"

This large family bathroom comprises: double ended panelled bath with mixer tap over and inset hand-held shower attachment off taps, corner tiled shower cubicle, WC with hidden cistern, wash hand basin set to vanity unit, vinyl floor covering, part tiled to walls, heated towel rail plus additional radiator, upvc double glazed window to rear, coving and recessed spotlights to ceiling.

Separate re-fitted shower room

Comprising: tiled corner shower cubicle, low flush WC, wash hand basin with storage cupboard below, upvc double glazed window to side, vinyl floor covering, coving to ceiling.

From first floor landing stairs rise to:

Second floor landing

Having eaves storage, glazed roof window.

Door to:

Bedroom

13'5" x 11'5"

Having upvc double glazed window with pleasing aspect to Shrewsbury School, Quarry park and beyond, fitted wardrobes and eaves storage.

Outside

To the front of the property paved steps gives access to paved pathway leading to front door. The front gardens are low maintenance stoned sections with mature hedging and low rise brick walling.

Rear garden

To the rear there is a generous sized low maintenance garden having outside cold tap, paved area, paved patio sun terrace, paved patio pathway with timber raised beds with low maintenance barked sections, generous sized timber garden shed with a small patch of ground beyond this for storage of bins etc. The rear gardens are 65 feet in length.

Summer House

(The vendor advises that this item is included in the sale of the property).

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.

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.

COUNCIL TAX BAND TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

