



7 Seacole Way, Copthorne Grange, Shrewsbury,
SY3 8GE

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

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Offers in the region of £139,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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Situated within a favoured cul-de-sac position, on this modern and popular residential development, close to the Royal Shrewsbury Hospital. This is a spacious and appealing two double bedroom coach style property, being in close proximity to a variety of excellent local amenities and the Shrewsbury bypass which links up to the M54 motorway network. This property will be suitable for a number of prospective purchasers including first-time / investment, and a viewing is recommended by the selling agent.

Accommodation:

Entrance hallway, first floor landing, modern open plan lounge / diner kitchen, two double bedrooms, attractive bathroom, one allocated car parking space, double glazing, gas fired central heating, no upward chain.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Entrance door:

Gives access to:

Entrance hallway:

Having stairs rising to:

First floor landing:

Having radiator, two upvc double glazed windows to rear, cupboard housing pressurised water system. Door from landing gives access to:

Open plan lounge / kitchen / diner:

18'2 x 13'4 (5.54m x 4.06m)

The lounge area:

Comprises: two radiators, upvc double glazed window to front, television and telephone point.

The kitchen area:

Comprises: a range of contemporary eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, cupboard housing Potterton gas fired central heating boiler, fitted worktops with inset stainless steel 1 1/2 sink with mixer tap over.

From landing doors give access to both bedrooms and bathroom:

Bedroom one:

10'8 x 9'8 (3.25m x 2.95m)

Having radiator, television and telephone points, upvc double glazed window to front, built-in double wardrobe.

Bedroom two:

11'4 x 9'2 excluding recess (3.45m x 2.79m excluding recess)

Having upvc double glazed window to front, radiator, television aerial point, loft access.

Bathroom:

Having a white suite comprising: a panelled bath with shower over, glazed shower screen to side, part tiled to walls, low flush wc, pedestal wash hand basin, radiator.

Outside:

Outside to the rear of the property is a store cupboard. There is one allocated car parking space, which is situated in the far left hand corner of the residents car park.

Services:

Mains water, electricity, drainage and gas are all available to the property. 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

