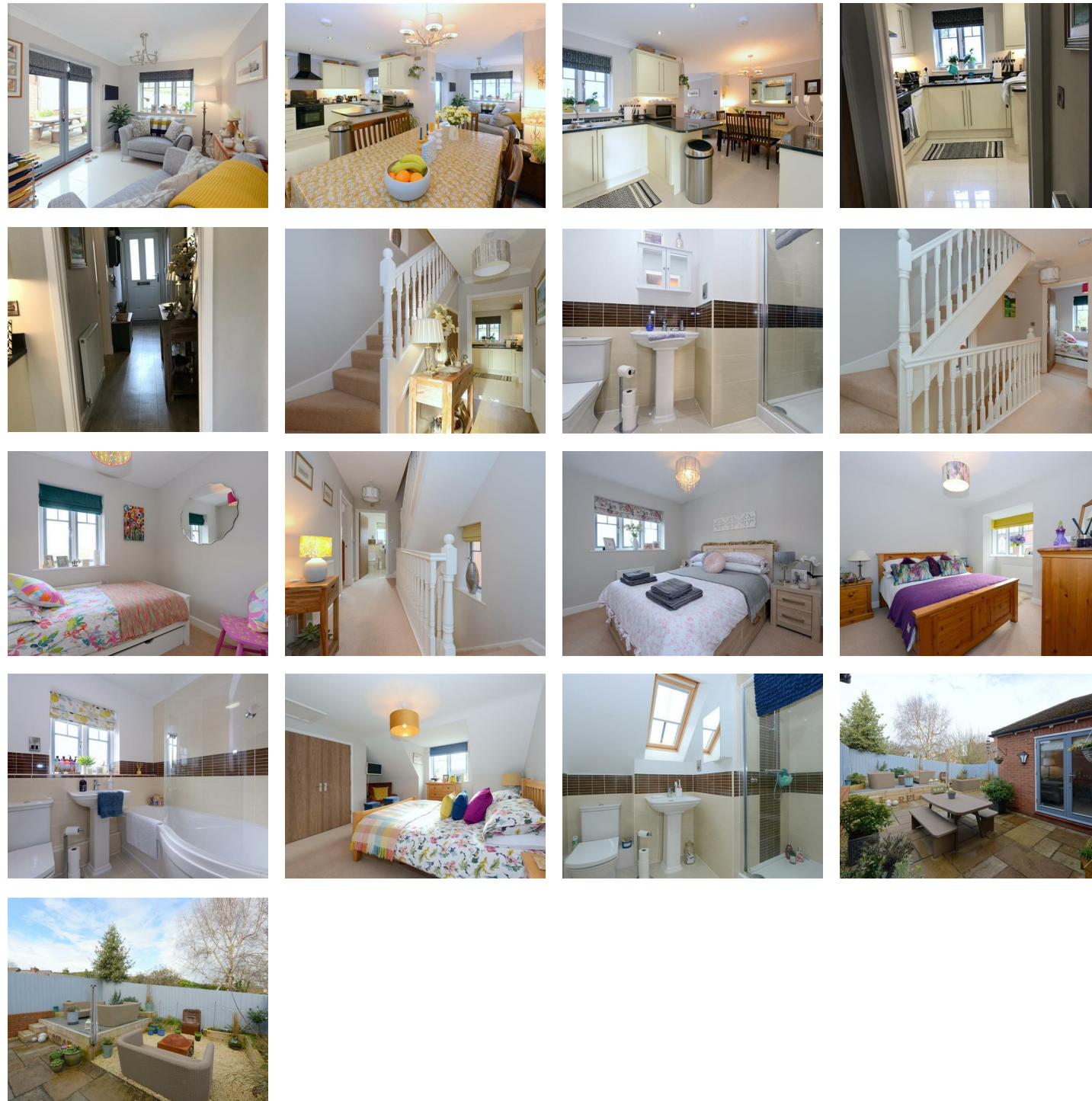


14 Tudor Gate, Copthorne, Shrewsbury, Shropshire, SY3  
8NZ

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Important Notice - please read carefully**

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**Offers In The Region Of £460,000**

Viewing: strictly by appointment through the agent

t: 01743 357000

e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)

Situated within an exclusive gated development, this is a beautifully presented, exceptionally well maintained and improved four bedroom detached house which boasts instantly appealing living accommodation over three floors. The property is within striking distance of the Quarry park having tranquil riverside walks leading to the Shrewsbury town centre and highly regarded local schooling. Commuters will be pleased to know that access to the A5 linking up to the M54 motorway network is also readily accessible from the property. Viewing comes highly recommended by the selling agent for the property and its location can be fully appreciated.

**Accommodation**

Reception hallway, cloakroom, bay fronted lounge, contemporary kitchen / diner, family area, first floor landing having bedroom with en suite shower room, two further bedrooms, modern family bathroom, second floor landing having master bedroom with en-suite shower room, landscaped low maintenance front and rear enclosed gardens, brick paved driveway/parking forecourt providing off street parking for two vehicles, sealed unit double glazing, gas fired central heating. Viewing is recommended.

Canopy over, composite double glazed entrance door gives access to:

**Reception hallway**

Having wood effect Amtico flooring, radiator, under-stairs storage cupboard, coving to ceiling.

Door from reception hallway gives access to:

**Cloakroom**

Having low flush WC, ceramic tiled floor, radiator, pedestal wash hand basin with mixer tap over, extractor fan to ceiling, sealed unit double glazed window front.

Door from reception hallway gives access to:

**Bay fronted lounge**

17'4" max into bay x 10'3"

Having sealed unit double glazed walk-in bay window to front, Amtico floor covering, living flame coal effect gas fire set to a marble style hearth with matching fire surround stone effect, coving to ceiling.

Door from reception hallway gives access to:

**Contemporary kitchen/diner**

17'6" x 9'10"

The kitchen area comprises: contemporary eye level and base units with built-in cupboards and drawers, integrated oven with four ring gas hob and cooker canopy over, integrated dishwasher, washing machine, free-standing fridge freezer, fitted Granite worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, ceramic tiled floor, coving to ceiling, recessed spotlights to ceiling, sealed unit double glazed window to rear garden, The dining area comprises: radiator ceramic tiled floor, coving to ceiling

From kitchen/diner access is given to:

**Family room**

9'2" x 8'7"

Having sealed unit double glazed windows to rear, sealed unit double glazed French doors giving access to rear gardens, ceramic tiled floor, radiator.

From reception hallway stairs rise to:

**First floor landing**

Having sealed unit double glazed window to side, radiator.

Doors from first floor landing give access to: Three bedrooms and family bathroom.

**Bedroom**

12'5" max into bay x 10'4"

Having walk-in sealed unit double glazed bay window to front, radiator.

Door to:

**En-suite shower room**

Having a large walk-in tiled shower cubicle with mixer shower over, pedestal wash hand basin, low flush WC, part tiled to walls, extractor fan and recessed LED spotlights to ceiling, heated chrome style towel rail, ceramic tiled floor, shaver point, mirror fronted bathroom cabinet.

**Bedroom**

10'3" x 8'5"

Having sealed unit double glazed windows with pleasing aspect to rear, built-in double wardrobe, radiator.

**Bedroom**

8'7" x 6'8"

Having sealed unit double glazed windows with pleasing aspect to rear, radiator.

**Family bathroom**

Having a three piece white suite comprising: P-shaped panelled bath with mixer shower over, glazed curved shower screen to side, pedestal wash hand basin with mixer tap over, low flush WC, part tiled to walls, ceramic tiled floor, shaver point, sealed unit double glazed window to front, extractor fan to ceiling, heated chrome style towel rail.

From first floor landing stairs rise to:

**Second floor landing**

Having sealed unit double glazed window to side, radiator, Velux roof window with pleasing aspect to the rear, linen store cupboard housing pressurised water system.

Door from second floor landing gives access to:

**Bedroom**

12'11" x 11'11"

Having loft access, built-in double wardrobe, sealed unit double glazed window to front, radiator.

Door gives access to

**En-suite shower room**

Having tiled shower cubicle with mixer shower over, low flush WC, pedestal wash hand basin with mixer tap over, ceramic tiled floor, part tiled to walls, Velux roof window with pleasing aspect to rear, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling.

**Outside**

To the front of the property a Indian sandstone paved pathway gives access to front door with lawned gardens to either side. Near the property there is a brick paved driveway providing off street parking for two vehicles.

Gated pedestrian side access then leads to the property's

**Landscaped rear gardens**

which comprise: a large Indian sandstone paved patio area, raised decked area, stoned sections, raised beds with inset shrubs. The rear gardens are enclosed by fencing.

**AGENTS NOTE**

The vendor has informed us that there is a maintenance charge for the upkeep of the development and the cost for this is currently £742.98 per annum.

**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 E**

**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**

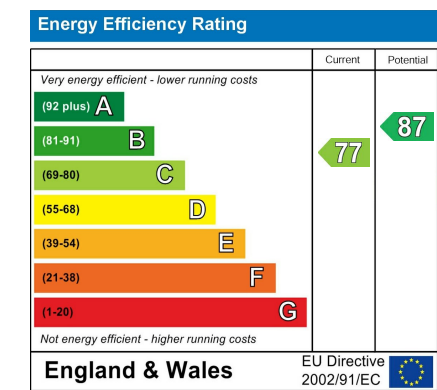
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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**

