

6 Tudor Gate, Cophorne, Shrewsbury, SY3 8NZ

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Offers in the region of £645,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

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A luxuriously appointed, exceptionally well presented, six double bedroom, detached executive house which offers well-proportioned and instantly appealing, spacious living accommodation over three floors. The property is situated within this exclusive gated development, a short walk from the Shrewsbury town centre, quarry park with tranquil riverside walks and highly regarded schooling. The property is well placed for easy access to the A5 which provides excellent links to the north west via Oswestry and east onto the M54 and national motorway network. Viewing comes highly recommended by the selling agent for this superior property and excellent location to be fully appreciated.

Accommodation

Reception hallway, downstairs toilet, cloakroom, bay fronted lounge, spacious contemporary open plan family kitchen / diner with adjoining garden room / sitting area, utility room, first floor landing, master bedroom with ensuite bathroom, guest bedroom with ensuite shower room, bedroom three, second floor landing having three further double bedrooms and shower room. Front and attractive part walled rear enclosed westerly facing gardens, paved driveway, garage, sealed unit double glazing, gas fired central heating. Viewing is essential.

Storm porch with decorative double glazed entrance door gives access to:

Reception Hallway

Having classic ceramic tiled floor, radiator, coving to ceiling, large cloaks cupboard with fitted light, service door to garage, radiator. Door from reception hallway gives access to:

Downstairs Toilet

Having low flush wc, ceramic tiled floor, pedestal wash hand basin, radiator, extractor fan to ceiling.

Separate Cloakroom

Ceramic tiled floor with wall coat racks.

Door from reception hallway gives access to:

Bay Fronted Lounge

16'2 x 12'5 (4.93m x 3.78m)
Having walk-in bay with four sealed unit double glazed windows to front, radiator, attractive log effect gas fire set to a classic limestone mantel and granite hearth, two radiators, coving to ceiling, two wall light points.

Door from reception hallway gives access to:

Large and Impressive Open Plan Family Kitchen / Diner

26'11 x 9'6 max (8.20m x 2.90m max)
The kitchen area by Kenton Jones, comprises a range of modern eye-level and base units with built-in cupboards and drawers, fitted granite worktops with inset 1/2 ceramic sink with mixer tap over, Bosch appliances include: oven, microwave combination oven, four ring gas hob, cooker canopy over, dishwasher and free standing Bosch fridge freezer. Ceramic tiled floor, recessed spotlights and coving to ceiling, sealed unit double glazed window overlooking rear gardens.

Dining Area

Comprises ceramic tiled floor, radiator, sealed unit double glazed windows, overlooking rear gardens, coving to ceiling.

From family kitchen / diner access is then given to:

Garden Room

11'1 x 10'6 (3.38m x 3.20m)
This multi-functional area comprises: sealed unit double glazed windows, overlooking rear gardens, sealed unit double glazed French doors, giving access to rear gardens, ceramic tiled floor, two radiators, coving to ceiling.

From family kitchen / diner, door gives access to:

Utility Room

9'1 x 4'9 (2.77m x 1.45m)
Having a range of modern eye-level and base units with built-in cupboards and drawers, fitted worktop with inset stainless sink drainer unit with mixer tap over, space for washing machine, ceramic tiled floor, radiator, cupboard housing Worcester gas fired central heating boiler, sealed unit double glazed door, giving access to side of property.

From reception hallway stairs rise, with sealed unit double glazed window to side, to:

First Floor Landing

Having wall-mounted thermostat control unit, radiator, cupboard housing pressurised hot water cylinder and central heating controller. From first floor landing doors then give access to three bedrooms and bathroom.

Master Bedroom

17'2 x 14'3 max into bay reducing down to 11'11 (5.23m x 4.34m max into bay reducing down to 3.63m)
Having an extensive range of fitted Hammonds wardrobes, radiator, walk-in bay with range of sealed unit double glazed windows to front, plus additional sealed unit double glazed window to side. Door from bedroom gives access to:

Ensuite Bathroom

9'11 x 7'4 max (3.02m x 2.24m max)
Having a four piece suite, comprising panel bath, walk-in tiled shower cubicle with mixer shower over, pedestal wash hand basin, low flush wc, ceramic tiled floor, mirror fronted bathroom cabinets, fully tiled to walls, sealed unit double glazed window to front, heated chrome-style towel rail, extractor fan, recessed spotlights to ceiling.

Bedroom Two

12'6 max reducing down to 10'1 x 9'11 (3.81m max reducing down to 3.07m x 3.02m)
Having an extensive range of fitted Hammonds wardrobes with built-in chest of drawers, sealed unit double glazed windows to rear, radiator. Door then gives access to:

Ensuite Shower Room

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

Bedroom Three

10'9 x 9'6 (3.28m x 2.90m)
Having sealed unit double glazed windows to rear, radiator.

Family Bathroom

Having a four piece white suite, comprising panel bath, pedestal wash hand basin, low flush wc, tiled shower cubicle with mixer shower over, sealed unit double glazed window.

From first floor landing stairs rise, with sealed unit double glazed window to side, to:

Second Floor Landing

Having wall-mounted heating thermostatic controller, loft access with pull down ladder. Doors from second floor landing then give access to three further bedrooms and bathroom.

Bedroom Four

14'3 x 11'11 max into recess reducing down to 9'3 (4.34m x 3.63m max into recess reducing down to 2.82m)
Having a range of Hammonds part mirror fronted store cupboards with double wardrobe, sealed unit double glazed window to front, radiator.

Bedroom Five

11'8 x 9'3 (3.56m x 2.82m)
Having roof window with pleasing aspect, sealed unit double glazed window to side, radiator.

Bedroom Six

15'5 x 9'3 (4.70m x 2.82m)
Having glazed roof window with fitted blind to rear, sealed unit double glazed window to side, radiator.

Bathroom

Having a three piece suite, comprising panel bath, pedestal wash hand basin, low flush wc, half tiled to walls, ceramic tiled floor, heated chrome-style towel rail, roof window to rear, mirror fronted bathroom cabinet, extractor fan and recessed spotlights to ceiling.

Outside

To the front of the property there is a landscaped, low maintenance front garden, having circular gravelled area with deep borders containing a variety of shrubs, plants and bushes. To the side of this there is a double width, brick paved driveway which gives access to:

Generous Sized Garage

17'11 x 8'4 (5.46m x 2.54m)
Having electrically operated up and over door, fitted power and light. Gated pedestrian side access then leads to:

Landscaped Westerly Facing Rear Garden

Having an extensive Indian sandstone paved patio area and sun terrace, raised beds with specimen shrubs, plants, bushes, flowers etc. Steps then lead to a low maintenance raised gravelled area with bark borders with inset shrubs, timber summer house with fitted power and light, glazed windows and part glazed French doors, the rear gardens are enclosed by part fencing and brick walling.

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.

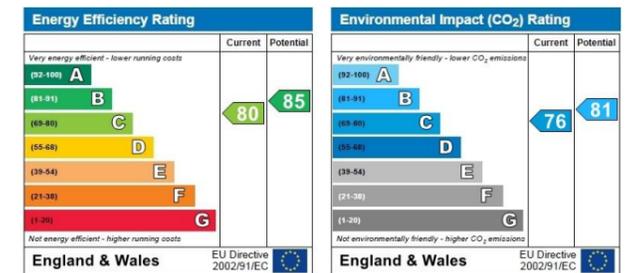
Mortgage Services

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



FLOOR PLANS

