



105 Copthorne Road, Copthorne, Shrewsbury, SY3 8NB

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**Offers in the region of £420,000**

Viewing: strictly by appointment through the agent

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Having greatly improved and spacious living accommodation throughout, this is an attractive bay-fronted period three double bed roomed, semi-detached house within striking distance of the Shrewsbury town centre and Quarry Park with tranquil riverside walks. The property boasts many pleasing features some of which include: impressive extended family kitchen / breakfast room with a generous living area with bi-folding doors giving access to attractive large southerly facing rear gardens, a bespoke re-fitted bathroom and off-street parking. The property is close to excellent local amenities and highly regarded schooling. Commuters will be pleased to know that easy access can be gained to the A5 which then leads up to the M54 motorway network. Early viewing truly comes highly recommended by the selling agent for the property, its gardens and location to be fully appreciated.

#### Accommodation

Storm porch, reception hallway, sitting room, separate dining room, impressive spacious and extended family kitchen / breakfast room with modern living area, utility room, cloakroom, first floor landing, three double bedrooms, bespoke re-fitted bathroom, large well maintained well established rear enclosed gardens, driveway, double glazing, gas fired central heating. Viewing is recommended.

Storm porch with tiled floor and contemporary composite double glazed entrance door gives access to:

#### Reception Hallway

Having tiled floor with under floor heating, recessed spotlights to ceiling. Doorway from reception hallway gives access to:

#### Sitting Room

12'10 max into bay x 10'8 (3.91m max into bay x 3.25m) Having walk-in bay with three upvc double glazed windows all with fitted shutters, engineered wooden oak flooring, wall hung radiator, coal effect period-style fire.

From reception hallway arch gives access to:

#### Dining Room

11'4 x 10'6 (3.45m x 3.20m) Having sealed unit double glazed window to side, period-style fireplace, tiled floor with under floor heating, recessed spotlights to ceiling.

From reception hallway, arch gives access to:

#### Impressive Extended Family Kitchen / Diner with Living Area

28'10 max reducing to 24'10 x 17'6 (8.79m max reducing to 7.57m x 5.33m) The kitchen dining area comprises: a range of contemporary eye-level and base units with built in

cupboards and drawers, fitted granite worktops, space for appliances, wall hung Neff stainless steel cooker extractor fan, tiled floor with underfloor heating, recessed spotlights to ceiling, double glazed window to side. The living area comprises: tiled floor with underfloor heating, double glazed bi-folding doors giving access to rear gardens, sealed unit double glazed windows to side, recessed spotlights to ceiling, contemporary wood burning stove. Part glazed door from kitchen / dining area gives access to:

#### Utility Room

6'8 x 5'6 excluding recess (2.03m x 1.68m excluding recess) Having fitted worktop with inset stainless steel sink with mixer tap over, storage cupboard below, space for appliances, tiled floor with underfloor heating, extractor fan to ceiling, sealed unit double glazed door giving access to side of property, wall mounted gas fired boiler. Door from utility room gives access to:

#### Cloakroom

Having low flush wc, wall hung wash hand basin, tiled floor with underfloor heating, recessed spotlights and extractor fan to ceiling.

From reception hallway stairs rise to:

#### First Floor Landing

Having fitted light tunnel to ceiling, recessed spotlights. Doors from first floor landing then give access to three double bedrooms and bespoke re-fitted bathroom.

#### Bedroom One

15'5 excluding recess x 10'4 (4.70m excluding recess x 3.15m) Having two upvc double glazed windows to front with fitted shutters, radiator, two fitted double wardrobes with centralised chest of drawers.

#### Bedroom Two

10'10 x 10'7 (3.30m x 3.23m) Having sealed unit double glazed window to rear, antique-style radiator.

#### Bedroom Three

10'10 max x 10'5 (3.30m max x 3.18m) Having wood effect flooring, sealed unit double glazed window to rear with fitted shutter, radiator, Velux roof window.

#### Bespoke Re-fitted Bathroom

Having a three piece suite comprising: large P-shaped panel bath with shower over plus additional hand held shower attachment, glazed shower screen to side, wc with hidden cistern, shaped wash hand basin set to vanity unit with storage cupboard below, heated wall hung mirror with built in light, heated chrome-style towel rail, extractor fan and sunlight tunnel to ceiling, tiled floor, part tiled to walls.

#### Outside

To the front of the property there is a parking forecourt, providing off-street parking for up to two vehicles. Gated pedestrian side access then leads to the property's:

#### Extremely Large Rear Gardens

Being a fantastic feature of the property, they have a large decked area with a stoned pathway with mature shrubs and further decked area to side which then leads to a generous lawned garden area with a variety of well established specimen shrubs, plants, fruit trees etc an active vegetable plot, timber garden shed, glazed greenhouse. The rear gardens are fully enclosed by fencing and mature hedging.

#### Agent's Note

The vendor informs Holland Broadbridge that there are two sets of solar panels at the property which are included in the sale. The solar panels generate a combined annual income of approximately £800.

#### 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 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.

#### 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			
(92-100) A		91	91
(81-91) B			
(69-80) C			
(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	

## FLOOR PLANS

