

33 Richmond Drive, Copthorne, Shrewsbury, Shropshire,
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www.hbshrop.co.uk



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £400,000

Viewing: strictly by appointment through the agent

An extended, well presented and much improved spacious four bedroom semi-detached family home, situated within this highly desirable residential location of Shrewsbury. The property boasts many pleasing features some of which include: study / play room, bay fronted lounge, re-fitted kitchen / diner, two re-fitted bathrooms, generous driveway and rear enclosed gardens. The property is within close proximity to a variety of amenities, highly regarded schooling and is within walking distance of the Shrewsbury town Centre and Quarry Park with tranquil riverside walks. Viewing is recommended by the selling agent.

Accommodation

Reception hallway, bay fronted lounge, re-fitted kitchen / diner, rear lobby, play room / study, laundry room, cloakroom, first floor landing, four good sized bedrooms, two re-fitted bathrooms, front and rear enclosed gardens, generous driveway, upvc double glazing, gas fired central heating. Viewing is recommended.

Composite double glazed entrance door with upvc double glazed window to side gives access to:

Reception Hallway

Having engineered wooden flooring, radiator. Door from reception hallway gives access to:

Bay Fronted Lounge

15'0" max into bay x 12'11"

Having walk in upvc double glazed bay window to front, radiator, oak top layer flooring, coving to ceiling.

Wooden framed glazed door from reception hallway gives access to:

Re-fitted Kitchen / Diner

19'4" x 7'11"

The kitchen area comprises a range of replaced eye-level and base units with built in cupboards and drawers, integrated fridge / freezer, dishwasher, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, wall mounted stainless steel cooker canopy, wine rack, oak top layer flooring, tiled splash surrounds, upvc double glazed window to rear, glass display cabinet, under stairs storage cupboard. The dining area comprises: radiator, upvc double glazed door giving access to rear gardens with upvc double glazed windows to side. Wooden framed glazed door from kitchen / diner gives access to:

Rear Lobby

Having wood effect flooring, upvc double glazed door giving access to rear gardens. From rear lobby doors then give access to:

Play Room / Study

9'11" x 8'9"

Having upvc double glazed French doors giving access to front of property, recessed spot lights to ceiling, wood effect flooring, under stairs storage cupboard, radiator.

Laundry Room

5'3" x 4'10"

Having eye-level store cupboard, wall mounted gas fired central

heating, boiler, space for appliances, fitted worktop, tiled splash surrounds, vinyl floor covering. Door from utility room gives access to:

Cloakroom

Having low flush wc, wash hand basin with mixer tap over, heated chrome-style towel rail, part tiled to wall, upvc double glazed window to rear, vinyl floor covering.

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From reception hallway stairs rise to:

First Floor Landing

Having two loft accesses. Doors from first floor landing then give access to all bedrooms and two re-fitted bathrooms.

Bedroom One

11'8" x 10'8"

Having upvc double glazed window to front, radiator.

Bedroom Two

13'0" max x 8'8"

Having upvc double glazed window to front, radiator.

Bedroom Three

10'10" x 9'10"

Having upvc double glazed window to rear, radiator.

Bedroom Four

8'9" max x 8'4" max

Having upvc double glazed window to front, radiator, fitted store cupboard.

Re-fitted Bathroom One

Having a three piece modern suite comprising: P-shaped panel bath with mixer shower over, wash hand basin with store cupboard below and mixer tap over, low flush wc, vinyl floor covering, two upvc double glazed windows to rear, part tiled to walls, recessed spotlights to ceiling, heated chrome-style towel rail.

Bathroom Two

Comprises a three piece modern suite with P-shaped panel bath with shower attachment off taps, glazed shower screen to side, wash hand basin with fountain effect mixer tap over and storage cupboard below, low flush wc, vinyl floor covering, heated chrome style towel rail, part tiled to walls, extractor fan, recessed spotlights to ceiling, upvc double glazed window to rear.

Outside

To the front of the property there is a generous stoned driveway, to

the side of this there is a lawned garden with mature hedging and inset shrubs, gated pedestrian side access is shared with neighbouring property and leads to a side gate which gives access to the property's:

Rear Gardens

Having paved patio area, decked area, lawned gardens, outside cold tap and lighting point. The rear gardens are enclosed by fencing and mature hedging.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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	

FLOORPLANS

