

6 Breidden View, Copthorne, Shrewsbury, Shropshire,
SY3 8NN

www.hbshrop.co.uk



Important Notice - please read carefully

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 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 £299,950

Viewing: strictly by appointment through the agent

Occupying a secluded position within this convenient and popular location. This is a particularly attractive, spacious and well presented two double bedroom and one single three storey period semi detached house, which has undergone a programme of extensive renovation by its existing vendors to create a most appealing property which will be of interest to a number of potential buyers. The property is within close proximity to the Quarry park having tranquil riverside walks which lead to the Shrewsbury town centre and is within walking distance of highly regarded schooling and good local amenities. The property has the added benefit of being offered For Sale with NO UPWARD CHAIN and viewing is highly recommended.

Accommodation

Entrance hallway with attractive period tiled floor, bay fronted lounge with feature fireplace, separate dining room, spacious re-fitted family kitchen/breakfast room with a range of built-in appliances, first floor landing, 1 double bedroom and 1 single bedroom, family bathroom, second floor landing having further double bedroom/with brand new en-suite shower room, low maintenance front walled courtyard, pleasing rear enclosed gardens, upvc double glazing, gas fired central heating, period features,. NO UPWARD CHAIN

Wooden entrance door with secondary glazed window above gives access to:

Entranced hallway

Having radiator, under-stairs storage cupboard, period tiled floor.

Wooden panelled door from hallway gives access to:

Bay fronted lounge

14'8" max into bay x 12'11

Having walk-in upvc double glazed bay window with upvc double glazed door giving access to the property's gardens, exposed wooden flooring, period fireplace with decorative fire surround, radiator, picture rail.

Wooden panelled door from hallway gives access to:

Dining room

12'3" x 12'0

Having wood effect flooring, upvc double glazed window to rear attractive fire surrounds with inset mirror, base unit with display shelving above.

Arch from dining room gives access to:

Re-fitted family kitchen/breakfast room

18'9" x 7'10 excluding recess

Having a range of attractive eye level and base units with built-in cupboards and drawers, integrated oven, fridge freezer, dishwasher, washer dryer all with matching facias, four ring electric hob, stylish fitted worktops with inset 1 1/2 ceramic sink with mixer tap over, sealed unit double glazed window, sealed unit double glazed roof window, LED spotlights and extractor fan to ceiling, breakfast bar, sealed unit double glazed French doors giving access to courtyard, wood effect flooring.

From hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, radiator.

Wooden panelled doors from first floor landing give access to; 1 double bedroom and 1 single bedroom and re-fitted bathroom.

Bedroom one

12'7" x 12'4

Having upvc double glazed window with pleasing aspect, period fireplace, radiator.

Bedroom two

12'1"max into recess reducing down to 8'10 x 6'5"

Having upvc double glazed window, newly installed wall-mounted gas fired central heating boiler, radiator.

Re-fitted bathroom

Having a modern three piece suite comprising: panelled bath with wall mounted mixer shower with glazed shower screen to side, pedestal wash hand basin with fountain effect mixer tap over, low flush WC, heated chrome style towel rail, recessed spotlight and extractor fan to ceiling, wood effect flooring.

From first floor landing stairs rise to:

Second floor bedroom

Having wooden panelled door giving access to

Bedroom three

14'3 max reducing down to 11'10 min x 12'4 max

Having Velux roof window, upvc double glazed window to side, loft access, radiator.

Wooden panelled door from bedroom gives access to:

En-suite shower room

Having tiled shower cubicle with drench shower over plus hand-held shower attachment off, pedestal wash hand basin with mixer tap over, eaves storage, LED recessed spotlights to ceiling, heated chrome style towel rail, wood effect flooring.

Outside

To the front of the property double wooden gates lead to a walled courtyard with brick pavers, outside electricity point. Side access then leads to the property's rear gardens.

Rear gardens

Having two low maintenance raised stoned sections, lawned garden, paved pathway to side, gated rear pedestrian access. The rear gardens are enclosed by fencing.

AGENTS NOTE

The vendor has informed us that any furniture, fittings etc within the property will be purchased via a separate negotiation if required

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 A

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

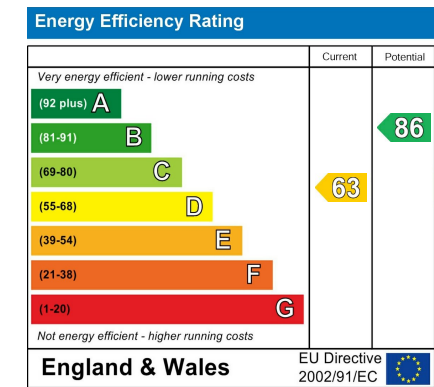
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

