



1 Copperfield Drive, Mytton Oak Farm, Shrewsbury,
Shropshire, SY3 8ZD

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 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 £295,000

Viewing: strictly by appointment
through the agent

Occupying a pleasant cul-de-sac position within this desirable residential location, Holland Broadbridge is pleased to offer For Sale this well presented and particularly spacious three double bedroom detached house. An excellent variety of local amenities/services can be found nearby some of which include: The Royal Shrewsbury Hospital, Co-op supermarket, bus stop with frequent service to the Shrewsbury town centre, highly regarded schooling and the local bypass linking up to the A5/M54 motorway network. This property has the added benefit of being offered For Sale with NO UPWARD CHAIN and early viewing is recommended by the selling agent.

Accommodation

Entrance hallway, cloakroom, through lounge, dining room, kitchen/breakfast room, first floor landing, three good size bedrooms, shower room, front and southerly facing rear enclosed gardens, brick paved driveway, detached brick built garage, double glazing gas fired central heating. NO UPWARD CHAIN.

Upvc double glazed entrance door gives access to:

Hallway

Having radiator, coving to ceiling.

Door to:

Cloakroom

Having low flush WC, wash hand basin, radiator, double glazed window to front, coving to ceiling.

Door from hallway gives access to:

Dining room

12'2 x 9'8

Having radiator, double glazed window to side, under-stairs recess coving to ceiling.

Door from dining room gives access to:

Lounge

19'7 x 10'3

Having double window to front, two radiators, double sliding patio door giving access to rear, coving ceiling, attractive coal effect gas fire with fire surround.

Door from dining room gives access to:

Kitchen/breakfast room

12'2 x 9'4

having eye level and base unit with built-in cupboards and drawers, integrated double oven with four ring electric hob, fitted worktops with inset stainless steel sink with mixer tap over, double glazed window to rear, upvc double glazed door giving access to driveway / side of property, vinyl tiled effect floor covering, tiled splash surrounds, wall mounted gas fired central heating boiler, under-stairs storage cupboard.

From dining room stairs rise to:

First floor landing

Having loft access, coving to ceiling, radiator, double glazed window to rear, airing cupboard.

Door from first floor landing give access to: Three good sized bedrooms and shower room.

Bedroom

10'6 x 9'10

Having double glazed window to front, radiator, built-in wardrobe, coving to ceiling.

Bedroom

12'10 excluding recess x 9'1

Having double glazed window to rear, radiator, range of fitted wardrobes, coving to ceiling.

Bedroom

9'7 x 7'9

Having double glazed window to rear, coving to ceiling, radiator.

Shower room

Having tiled shower cubicle, pedestal wash hand basin, low flush WC, wall mounted mirror fronted bathroom cabinet, half tiled to walls, radiator and heated towel rail, double glazed window to rear. vinyl tiled effect floor covering.

Outside

To the front of the property there is a low maintenance stoned frontage with inset mature shrubs and tree. To the side of this there is a brick paved driveway which gives access to:

Detached brick built garage

Having twin timber doors and a pitch tiled roof. In between the house and garage gated access then leads to:

Low maintenance southerly facing rear garden

Having paved patio area, stoned sections, inset shrubs and bushes. The rear gardens are enclosed by fencing.

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.

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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

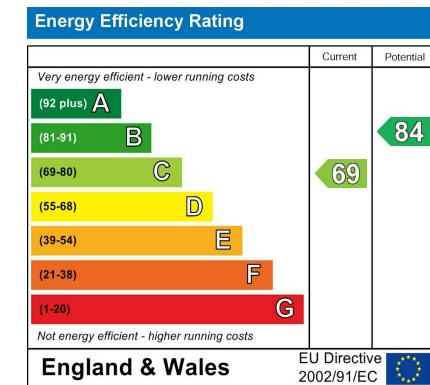
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

