

11 Westlands Road, Copthorne, Shrewsbury, Shropshire,  
SY3 8UR

[www.hbshrop.co.uk](http://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 £399,995**

Viewing: strictly by appointment through the agent



Offering well presented, improved and extended living accommodation, this is an instantly appealing mature three bedroom semi-detached house, which is being offered For Sale with NO UPWARD CHAIN. The property is situated within this desirable residential location within close proximity to excellent amenities, local schooling etc and is walking distance of the Shrewsbury town centre. This property will be of interest to a number of potential buyers and early viewing comes highly recommended by the selling agent.

#### Accommodation

Reception hallway, lounge, dining room, re-fitted kitchen, breakfast room, upvc double glazed conservatory, cloakroom, first floor landing, three good size bedrooms, re-fitted bathroom, front and generous sized rear southerly facing gardens, tarmacadam driveway, large garage, upvc double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

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

#### Reception hallway

Having upvc double glazed window to side, coving to ceiling, radiator.

Door from reception hallway gives access to:

#### Dining room

11'10 x 9'3 excluding recess  
Having upvc double glazed sliding patio door giving access to rear gardens, radiator, coving to ceiling.

Arch from dining room gives access to:

#### Lounge

13'0 x 11'4  
Having three upvc double glazed windows to front, marble style hearth with decorative fire surround, coving to ceiling, radiator.

From reception hallway door gives access to:

#### Re-fitted kitchen

10'6 x 10'4  
Having a range of attractive eye level and base units with built-in cupboards and drawers, integrated double oven, fitted worktops with inset stainless steel sink with mixer tap over, four ring electric hob with cooker canopy over, tiled splash surrounds, tiled floor, upvc double glazed window to rear, under-stairs pantry store cupboard.

Arch from kitchen gives access to:

#### Breakfast room

13'8 x 6'7  
Having glass display cabinet, eye level store cupboard, base units, fitted worktops, upvc double glazed window to front, radiator, part tiled floor.

Wooden framed glazed double doors from breakfast room gives access to:

#### Upvc double glazed conservatory

10'6 x 8'8  
Having brick base, tiled floor, upvc double glazed windows, upvc double glazed French doors giving access to rear gardens, radiator, polycarbonate roof.

Door from conservatory gives access to:

#### Cloakroom

Having low flush WC, wall mounted wash hand basin, half tiled to walls, tiled floor.

From reception hallway stairs rise to:

#### First floor landing

Having upvc double glazed window to side, loft access, coving to ceiling, large walk-in linen store cupboard, airing cupboard with hot water tank cylinder unit.

Doors then give access to: Three good sized bedrooms and re-fitted bathroom.

#### Bedroom

12'2 x 9'3  
Having three upvc double glazed windows to rear, radiator, range of fitted bedroom furniture including wardrobes, bedside cabinets, eye level storage cupboards.

#### Bedroom

12'9 x 11'4  
Having three upvc double glazed windows to front, radiator, picture rail.

#### Bedroom

10'5 x 7'2  
Having upvc double glazed window to rear, radiator.

#### Re-fitted bathroom

Having a four piece suite comprising: panelled bath, tiled shower cubicle, pedestal wash hand basin, low flush WC, 3/4 tiled to walls, upvc double glazed window to side, vinly wood effect floor covering, radiator.

#### Outside

Front gardens to the property provide low maintenance having brick paved area, stoned sections, a variety of inset shrubs, plants and bushes. To the side of this there is a generous sized tarmacadam driveway providing ample off street parking.

From the driveway access is given to:

#### Large brick built garage

23'0 x 8'0  
Having electrically operated roller door, glazed windows, wall mounted gas fired central heating boiler, fitted and light.

Gated side access leads to the property's side garden having timber garden shed, paved area, lawned garden.

Access is then given to the properties:

#### Well maintained generous sized rear gardens

Having paved patio, paved pathways, lawned gardens, well stocked borders containing a variety of shrubs, plants and bushes, raised decked area and timber and glazed summerhouse. 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.

**COUNCIL TAX BAND D**

#### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

