

99 Oakfield Road, Copthorne, Shrewsbury, Shropshire, SY3 8AN

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**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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers In The Region Of £275,000**

Viewing: strictly by appointment through the agent



Offered For Sale with NO UPWARD CHAIN, is this attractive and particularly spacious bay fronted mature three bedroom semi detached house. The property is situated within this highly desirable residential location, within close proximity to excellent local amenities, the Royal Shrewsbury Hospital, highly regarded schooling and is within walking distance of the Quarry park with tranquil riverside walks leading to the Shrewsbury town centre.

The property requires general modernisation /improvement and the vendor/s have informed us there is spray foam insulation in the roof, which can/will prohibit the ability of being able to get a mortgage on this property (refer to agents notes at the end of the brochure). Viewing is recommended by the selling agent.

#### Accommodation

Reception hallway, bay fronted sitting room, lounge, kitchen/diner, rear lobby, WC, first floor landing, three bedrooms, bathroom, separate WC, low maintenance front garden, generous size well established rear enclosed gardens, good size driveway, detached garage, part double glazing. NO UPWARD CHAIN. Viewing is recommended.

Upvc double glazed entrance door gives access to:

#### Reception hallway

Having secondary double glazed window, wall mounted gas heater.

Door from hallway gives access to:

#### Bay fronted sitting room

13'5 x 9'3

Having gas fire set to an attractive tiled hearth with decorative fire surround, secondary glazed window to front.

Door from reception hallway gives access to:

#### Lounge

14'11 x 9'7

Having secondary double glazed window to front, coal effect gas fire, coving to ceiling.

Doors from lounge gives access to:

#### Kitchen/diner

12'1 x 9'8

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, integrated oven, four ring gas hob with concealed cooker canopy over, upvc double glazed windows to rear, quarry tiled floor.

Door from kitchen/diner gives access to:

#### Rear lobby

Having upvc double glazed door giving access to rear gardens.

From rear lobby door gives access to:

#### WC

Having low flush WC, upvc double glazed window, gas meter.

From reception hallway stairs rise to:

#### Half landing

Having secondary glazed window to side.

From half landing door gives access to:

#### WC

Having low flush WC, secondary double glazed window to rear.

From half landing stairs rise to:

#### First floor landing

Having loft access, airing cupboard.

Doors then give access to all bedrooms and bathroom.

#### Bedroom

11'4 x 9'3

Having secondary double glazed window to front, picture rail.

#### Bedroom

11'5 x 10'0 excluding recess

Having secondary double glazed window to front, period fireplace, built-in store cupboard.

#### Bedroom

10'4 x 6'9 excluding wardrobe recess

Having fitted wardrobes, secondary double glazed window to rear.

#### Bathroom

Having a two piece coloured suite comprising: panelled bath, pedestal wash hand basin, secondary double glazed window to rear, part tiled to walls, vinyl floor covering.

#### Outside

To the front of the property there is a stoned low maintenance frontage with inset shrubs and bushes and which is enclosed to two sides by fencing.

Gated access then leads to a generous driveway which extends to the side of property and gives access to:

#### Detached brick built garage

Having up and over door, pitched tiled roof, glazed window to side.

In between the house and garage, access is given to:

#### Rear gardens

Having generous sized and well established, gardens, paved patio area, paved pathway, timber garden shed, glazed greenhouse, a variety of mature shrubs, plants and bushes. The rear gardens are enclosed by mature hedging and fencing.

#### AGENTS NOTE

Due to there being spray foam insulation in the property's roof, prospective purchasers should consult their own mortgage provider to ensure that they will offer a mortgage product on this property. We are informed however, that a quote around £15,000 exists to replace the roof ( all general interested parties can see this quote from the selling agent) This quote includes insulation and scaffolding costs. We are advised that the property should then be mortgageable subject to satisfactory condition survey.

#### 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 C

#### 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## FLOORPLANS

