

2 Kenwood Drive, Copthorne, Shrewsbury, Shropshire,  
SY3 8TA

[www.hbshrop.co.uk](http://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 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 £465,000**

Viewing: strictly by appointment through the agent



Occupying a lovely end of cul-de-sac position within this highly sought after residential location this is an attractive much improved, extended and beautifully presented four bedroom bay fronted period semi-detached house. The property is within walking distance of highly regarded schooling, excellent local amenities, the Quarry Park with tranquil riverside walks and medieval town centre of Shrewsbury. Commuters will be pleased to know that access to the local bypass is readily accessible which links up to the M54 motorway network. Viewing is highly recommended.

#### Accommodation

Reception hallway, bay fronted lounge, extended re-fitted kitchen/diner/family room, first floor landing, three bedrooms, re-fitted family bathroom, second floor double bedroom, generous driveway, detached brick built garage, attractive well established and private rear gardens, upvc double glazing, gas fired central heating, cul-de-sac position. Viewing is highly recommended.

Leaded stained glazed wooden framed entrance door with matching windows to side give access to:

#### Reception hallway

Having tiled floor, antique style radiator, under-stairs store cupboard.

Door from reception hallway gives access to:

#### Under-stairs cloakroom

having low flush WC, wall mounted wash hand basin period effect tiled flooring, cupboard housing space for washing machine and tumble dryer above, upvc double glazed window to side, wall mounted heated chrome style towel rail.

Door from reception hallway gives access to:

#### Bay fronted lounge

13'10 x 12'10 max  
Having upvc double glazed bay window to front with fitted shutters, wood burning stove set to exposed brick hearth with timber fire surround, wood effect flooring, picture rail, antique style radiator.

Door from reception hallway gives access to:

#### Extended open plan re-fitted kitchen/diner/ family

18'9 x 18'6  
The kitchen area comprises: a range of attractive base unit with built-in cupboards and drawers, integrated fridge freezer, slim line dishwasher, free standing stainless steel finished range style double oven with five ring gas hob and stainless steel cooker canopy over, fitted wooden and tiled worktops with inset twin ceramic sink with mixer tap over, tiled floor, recessed spotlights, Velux roof window, two upvc double glazed windows, kitchen island with integrated breakfast bar, fitted wooden worktops, wine cooler, built-in drawers and store cupboard.

The dining area comprises: multi fuel burner set to an exposed brick hearth with timber mantel above, tiled floor, recessed spotlights to ceiling, Keylite roof window, upvc double glazed French doors to rear, concealed TV cabinet with storage cupboards below and above.

From reception hallway stairs rise to:

#### First floor landing

Having upvc double glazed window to side.

From first floor landing panelled doors give access to: three bedrooms and re-fitted family bathroom.

#### Bedroom

14'5 max into bay x 10'4  
Having upvc double glazed bay window to front with fitted shutters, under-stairs storage cupboard, antique style radiator, picture rail.

#### Bedroom

11'6 x 9'8  
Having upvc double glazed window to rear, antique style radiator, picture rail.

#### Bedroom

8'11 x 8'0  
Having upvc double glazed window to front with fitted shutters, exposed wooden flooring, antique style radiator.

#### Re-fitted family bathroom

Comprising; three piece white suite having P shaped panelled bath with mixer shower over, glazed curved shower screen to side, pedestal wash hand basin, low flush WC, upvc double glazed window to rear, part tiled to walls, wall mounted extractor fan, vinyl floor covering, recessed spotlights to ceiling, heated chrome style towel rail.

from second floor landing stairs rise to:

#### Bedroom

14'6 x 14';3 max reducing down to 9'9  
Having upvc double glazed window with pleasing aspect to rear, Velux roof window with fitted blind, eaves storage, radiator.

#### Outside

To the front of the property there is a generous tarmac driveway providing off street parking for a number of vehicles, two outside lighting points and cold water tap. From the driveway access is then given to:

#### Detached brick built garage

17'11 x 10'6  
Having upvc sliding patio door to side, up and over garage door, fitted power and light.

In between the house and garage gated pedestrian access leads to the property's:

#### Well established private attractive rear garden

Having paved patio area, stoned sections, lawned garden, a variety of mature shrubs, plants and bushes, timber garden shed, attractive outside eating area with timber pergola, brick outhouse housing the central heating boiler 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).

#### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

