

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

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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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 £400,000

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN and occupying a generous well-established plot. This is an extended, well-maintained and spacious three bedroom detached period property, which is situated in this highly desirable residential location. Copthorne has an excellent range of local amenities, highly regarded schooling and is well placed for easy access to the Quarry Park with tranquil riverside walks leading to the historic town centre of Shrewsbury. Commuters will be pleased to know that the local Shrewsbury bypass is readily accessible from the property which links up to the M54 motorway network. Viewing is recommended by the sole selling agent. The accommodation briefly comprises of the following: reception hallway, cloakroom, extended lounge, dining room, kitchen, upvc double glazed conservatory, first floor landing, three bedrooms, re-fitted shower room, separate WC, mature well-established front and southerly facing generous sized rear enclosed gardens, driveway, garage, upvc double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises the following:

Upvc double glazed entrance door gives access to:

Reception hallway

Having radiator, understairs storage cupboard, upvc double glazed window. Door from reception hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, upvc double glazed window to side, extractor fan to ceiling, tiled floor, radiator.

Door from reception hallway gives access to:

Extended lounge

20'8 x 10'11
Having three upvc double glazed windows, upvc double glazed French doors giving access to the rear gardens, two radiators, coving to ceiling.

Door from reception hallway gives access to:

Dining room

12'10 x 11'5
Having upvc double glazed window to front, radiator, attractive stoned style fire surround with timber mantle.

Wooden glazed framed door from reception hallway gives access to:

Re-fitted kitchen

11'9 max x 8'10
Having replaced eye level and base units with built-in cupboards and drawers, integrated double oven with four ring gas hob, glass display cabinet, fitted worktops with inset stainless steel sink with mixer tap over, (space for appliances), quarry tiled floor, understairs pantry store cupboard. Upvc double glazed door from kitchen gives access to:

Upvc double glazed conservatory

13'9 x 6'4
Having vinyl tiled effect floor covering, radiator, a range of upvc double glazed window, upvc double glazed door giving access to the rear gardens, polycarbonate roof.

From reception hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access, airing cupboard with hot water tank cylinder unit. Doors from first floor landing give access to three bedrooms, re-fitted shower room and separate WC.

Bedroom one

12'10 x 11'6
Having upvc double glazed window to front, radiator, a range of fitted bedroom furniture which include; wardrobes, chest of drawers, dressing area and eye level storage cupboards.

Bedroom two

12'2 x 11'1
Having built-in wardrobe, upvc double glazed window to rear, radiator, coving to ceiling.

Bedroom three

8'11 x 8'9
Having upvc double glazed window to rear, radiator, coving to ceiling.

Re-fitted shower room

Having a large walk-in shower with contemporary glazed screen, pedestal wash hand basin, heated towel rail, vinyl floor covering, upvc double glazed window to side, shaver point, shaver point, coving to ceiling.

Separate WC

Having low flush WC, pedestal wash hand basin, tiled floor, upvc double glazed window to the side.

Outside

To the front of the property there is a brick paved driveway which gives access to:

Garage

Having an up and over door, glazed window, part glazed service door to the rear.

Gated pedestrian side access the leads to a paved pathway which in turn leads to the property's well established rear gardens comprising: a variety of mature shrubs, plants and bushes, paved patio area, paved sun terrace, shaped lawned gardens, partially glazed timber garden shed. The rear gardens are enclosed by mature hedging and fencing and offer a southerly facing aspect.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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.

Council Tax Banding D

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 for 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.

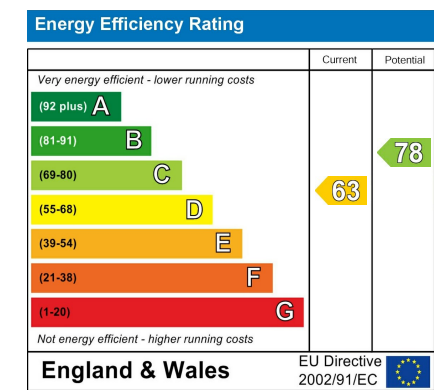
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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

