

14 Mossbank Way, Copthorne, Shrewsbury, Shropshire,
SY3 8XW

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.
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 £450,000

Viewing: strictly by appointment through the agent

This is a spacious, well proportioned four bedroom detached house situated on attractive generous plot. The property is located within this highly desirable residential location and is within striking distance of tranquil riverside walks leading to the Quarry park and town centre of Shrewsbury, a variety of good local amenities and highly regarded schooling. Commuters will be pleased to know that access to local bypass linking up to the M54 motorway is readily accessible. Early viewing is recommended by the selling agent. The accommodation briefly comprises the following: Reception hallway, cloakroom, lounge, separate dining room, kitchen/breakfast room, first floor landing with enclosed walk-out balcony, four bedrooms, bathroom, attractive well established front and generous size rear enclosed gardens, good size driveway, garage, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

Reception hallway

Having parquet wooden flooring, upvc double glazed window to front, service door to garage, cloaks storage cupboard,

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin with mixer tap over, tiled splash surrounds, upvc double glazed window to side, wooden parquet flooring, radiator.

Doors from reception hallway gives access to:

Lounge

18'0 x 12'11

Having upvc double glazed window to front and rear, two radiators, wooden parquet flooring, contemporary stone effect electric fire with decorative fire surround.

Sliding doors from lounge and door from reception hallway gives access to:

Dining room

9'11 x 9'11

Having upvc double glazed window to rear, wooden parquet flooring, serving hatch to kitchen/breakfast room.

Door from reception hallway gives access to:

Kitchen/breakfast room

16'10 max reducing down to 15'3 x 11'4

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with twin drainer and mixer tap over, tiled floor covering, two upvc double glazed windows to rear, radiator, space for appliances, upvc double glazed door giving access to rear gardens, wall mounted Worcester gas fired central heating boiler.,

From reception hallway stairs rise to:

First floor landing

Having upvc double glazed windows to front, radiator.

Upvc double glazed door giving access to:

Walk-out enclosed balcony

From first floor landing doors giving access to: All bedrooms and bathroom.

Bedroom one

17'11 x 12'10 max

Having upvc double glazed window to front and rear, two fitted double wardrobes, vanity unit with inset sink, loft access.

Bedroom two

10'0 x 7'11

Having upvc double glazed window to rear, radiator, open fronted double wardrobe.

Bedroom three

10'4 x 10'0

Having secondary loft access, upvc double glazed window to rear, radiator, built-in double wardrobe.

Bedroom four

8'11 x 8'11

Having upvc double glazed window to front, radiator.

Bathroom

Having a three piece coloured suite comprising: timber style panelled bath with shower attachment off taps, low flush WC, pedestal wash hand basin, part tiled to walls, vinyl floor covering, upvc double glazed window to side.

Outside

To the front of the property there are well established gardens having lawned sections, a variety of mature shrubs, plants, bushes and trees. To the side of this driveway provides ample off street parking and gives access to:

Garage

16'9 x 9'0

Having up and over door, upvc double glazed window to side, fitted power.

Gated side access then leads to the properties:

Attractive generous size rear gardens

Having large paved sun terrace, shaped lawned garden, raised beds, fruit trees, a variety of specimen shrubs. plants and bushes. The rear gardens are enclosed by timber 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 E

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

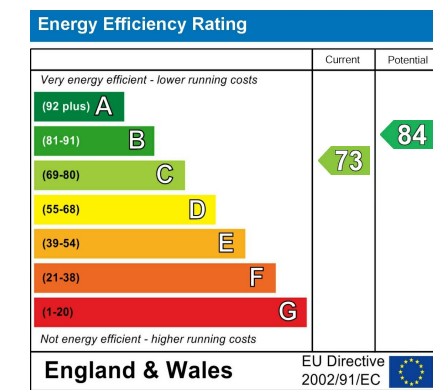
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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

