

53 Shelton Road, Copthorne, Shrewsbury, Shropshire,
SY3 8SU

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 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 £530,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, is this instantly appealing, attractive double fronted three/four bedroom period detached house, which has undergone many improvements to create a versatile, well presented and spacious family home. The property is within striking distance of excellent local amenities, walking distance of highly regarded schooling, tranquil riverside walks leading to the Quarry Park and medieval town centre of Shrewsbury. The accommodation briefly comprises of the following: Reception hallway, cloakroom, feature lounge, re-fitted family kitchen/diner, snug/ground floor bedroom, utility room, first floor landing having three further double bedrooms, en-suite shower room, contemporary re-fitted family bathroom, separate re-fitted shower room, attractive rear enclosed southerly facing gardens, brick paved driveway, double glazing, gas fired central heating. NO UPWARD CHAIN. Early viewing comes highly recommended by the agent.

The accommodation in greater detail comprises:

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

Reception hallway

Having radiator, wood effect flooring.

Door from reception hallway gives access to:

Cloakroom

Having WC with hidden cistern, wash hand basin with mixer tap over, wall mounted gas fired central heating boiler, wall mounted extractor fan, radiator, wood effect flooring.

Door from reception hallway gives access to:

Feature lounge

21'1 x 12'0
Having feature ceiling with exposed timbers, contemporary wood burning stove, two sets of upvc double glazed French doors giving access to front and rear gardens of property, two contemporary wall hung radiators, range of wall light points.

Doors from reception hallway gives access to:

Snug/ground floor bedroom

10'11 x 9'10
Having upvc double glazed window to rear, wood effect flooring, radiator, picture rail.

Door from reception hallway gives access to:

Modern re-fitted family kitchen/diner

22'3 x 10'11
Having a contemporary range of eye level and base units with built-in cupboards and drawers, feature large carousel cupboard, fitted worktops with inset sink with mixer tap over, upvc double glazed window to front, upvc double glazed French doors giving access to rear gardens, recessed spotlights to ceiling, wall hung extractor fan, radiator, picture rail, wood effect flooring.

Door from reception hallway gives access to:

Utility room

8'6 x 6'11
Having contemporary eye level and base units with built-in cupboards and drawers, fitted worktops with twin sink and mixer tap over, upvc double glazed windows to front, wood effect flooring, recessed spotlights to ceiling, large under-stairs storage cupboard.

From reception hallway stairs rise to:

First floor landing

Having upvc double glazed window to front, coving to ceiling, loft access.

From first floor landing doors give access to: Three double bedroom, bespoke re-fitted family bathroom and re-fitted separate shower room.

Bedroom one

13'5 x 10'11

Having upvc double glazed window to rear, radiator, picture rail.

Bedroom two

10'10 x 10'0

Having upvc double glazed window to rear, radiator, picture rail.

Door to:

En-suite shower room

Having tiled shower cubicle, low flush WC, wash hand basin, fitted store cupboards, wall mounted extractor fan.

Bedroom three

11'0 x 8'7

Having upvc double glazed window to front, picture rail, radiator.

Bespoke re-fitted family bathroom

Having a contemporary suite comprising: large free standing bath with mixer tap over and hand-held shower attachment off, WC with hidden cistern, shaped vanity unit with drawers below, half tiled to walls, upvc double glazed window to front, heated towel rail, recessed spotlights to ceiling, wall mounted extractor fan.

Re-fitted shower room

Having shower cubicle with wall mounted mixer shower, heated towel rail, upvc double glazed window to side, recessed spotlights to ceiling.

Outside

To the front of the property there are secluded gardens having brick paved pathway giving access to front door, long gardens, two sheds, inset shrubs, bushes and hedging. The front gardens are enclosed by mature hedging and custom made stylish composite fencing.

Gated pedestrian side access then leads to the property:

Southerly facing rear gardens

Having long garden with well stocked borders containing a variety of shrubs, plants and bushes, brick paved pathway, bricked paved sun terrace, brick paved driveway providing off street parking for 2/3 vehicles, outside lighting point and cold water tap.

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

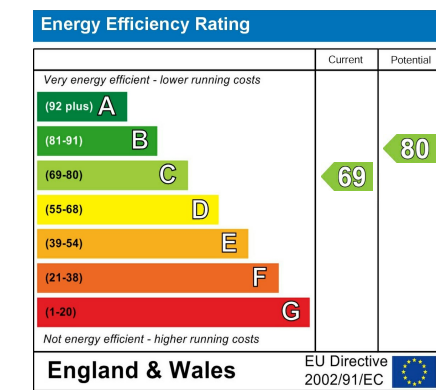
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

