

13 Greenacre Road, Copthorne, Shrewsbury, Shropshire,  
SY3 8LR

[www.hbshrop.co.uk](http://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 £400,000**

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position. This is an extended, spacious and well presented three bedroom semi detached house. The property is situated within this desirable residential location within close proximity to excellent local amenities, highly regarded schooling, the Quarry park with tranquil riverside walks and medieval town centre of Shrewsbury. This property will be of interest to a number of buyers and early viewing is recommended by the agent. The accommodation briefly comprises the following: Reception hallway, lounge, extended dining room, extended kitchen/breakfast room, laundry room, cloakroom, first floor landing, three bedrooms, bathroom, separate WC, generous stoned driveway, garage, well established good size south westerly facing rear enclosed gardens, upvc double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Attractive replacement composite entrance door gives access to:

**Reception hallway**

Having coving to ceiling, radiator, under-stairs storage cupboard.

Door from reception hallway gives access to:

**Bay fronted sitting room**

13'0 x 11'10

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

Door from reception hallway gives access to:

**Lounge**

17'1 x 11'7 max into recess

Having upvc double glazed sliding patio door giving access to rear gardens with upvc double glazed window to side, two radiators, living coal effect gas fire, coving to ceiling.

Door from reception hallway gives access to:

**Kitchen/breakfast room**

17'0 x 12'9

Having a range of eye level and base units with built-in cupboards and drawers, glass display cabinets, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, free standing cooker, dishwasher, space for fridge freezer, tiled splash surrounds, wood effect flooring, radiator, upvc double glazed window to rear.

Part glazed door from kitchen/breakfast room gives access to:

**Laundry room**

5'6 x 4'3

Having space for washing machine, fitted worktops, storage cupboards, tiled splash surrounds, upvc double glazed door giving access to rear gardens, upvc double glazed window overlooking rear gardens, wood effect flooring.

Door from laundry room gives access to:

**Cloakroom**

Having low flush WC, wash hand basin, wood effect flooring, radiator, upvc double glazed window to rear.

From reception hallway stairs rise to:

**First floor landing**

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

Door from first floor landing then give access to: Three bedrooms, bathroom and separate WC.

**Bedroom one**

13'3 x 10'0

Having upvc double glazed window to rear, radiator, large mirror fronted wardrobe, picture rail.

**Bedroom two**

13'0 max into bay x 11'9 max reducing down to 10'6

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

**Bedroom three**

7'8 x 6'10

Having three upvc double glazed windows to front, radiator.

**Bathroom**

Having a white suite comprising: panel bath with mixer shower over, pedestal wash hand basin, airing cupboard with hot water tank cylinder unit, three upvc double glazed windows to rear, fully tiled to walls, coving to ceiling, heated towel rail, wood effect flooring.

**Separate WC**

Having low flush WC, upvc double glazed window to side, wood effect flooring.

**Outside**

To the front of the property there is a generous stone driveway providing ample off street parking for a number of vehicles, paved pathway gives access to front door. From the driveway access is also given to:

**Garage**

To the side of the house gated pedestrian access then leads to the property's generous size south westerly facing:

**Rear gardens**

Having extensive paved patio area with outside cold tap, timber pergola, one large timber garden shed in addition to another small garden shed. Vegetable plot, well stocked borders, paved sun terrace, lawned garden. The rear gardens are enclosed.

**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
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>		62	77
(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**

