

5 Woodfield Road, Copthorne, Shrewsbury, Shropshire,
SY3 8HZ

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 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.
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Offers In The Region Of £429,995

Viewing: strictly by appointment through the agent

An attractive, spacious, well proportioned and cherished mature four bedroom semi-detached house, occupying a generous well established plot within this highly desirable and extremely sought after residential location. The property is within striking distance of highly regarded schooling, the Shrewsbury Quarry Park with tranquil riverside walks leading the the Shrewsbury Town Centre and is well placed for easy access to local bypass which in turn links up to the M54 motorway network. Early viewing comes highly recommended by the sole selling agent.

The accommodation briefly comprises the following: Storm porch, reception hallway, bay fronted lounge, separate dining room, kitchen, rear lobby, wet room, useful store, first floor landing, four bedrooms, re-fitted shower room, separate WC, low maintenance front garden, generous tarmac driveway, detached timber garage, large well established southerly facing rear enclosed gardens, part double glazing, gas fired central heating. NO UPWARD CHAIN. Highly sought after residential location.

The accommodation in greater detail comprises:

Storm porch with original leaded stained glazed wooden entrance door with matching windows above and to side give access to:

Reception hallway
Having radiator, wall mounted thermostat control unit, under-stairs pantry store cupboard.

Door from reception hallway gives access to

Bay fronted lounge
13'10 max into bay x 12'9
Having single glazed walk-in bay window to front, log effect electric fire set to a marble style hearth with decorative fire surround, radiator, picture rail, coving to ceiling.

From reception hallway door gives access to:

Dining room
15'8 x 10'8
Having double glazed sliding door giving access to rear gardens, radiator, coving to ceiling.

Door from reception hallway gives access to:

Kitchen
11'0 x 7'6
And comprises: eye level and base units with built-in cupboards and drawers, cupboard housing gas fired central heating boiler, free standing white goods which include: cooker, washing machine and fridge, fitted wooden style worktops with inset stainless steel sink with mixer tap over, tiled floor, tiled splash surrounds, upvc double glazed window to side, radiator.

Part glazed wooden door from kitchen gives access to:

Rear lobby
Having upvc double glazed windows, upvc double glazed door giving access to drive and rear gardens, polycarbonated roof, part tiled floor.

From rear lobby sliding door then gives access to:

Wet room
Having wall mounted electric shower, low flush WC, wash hand basin tiled floor, tiled to walls, radiator, wall mounted extractor fan.

From rear lobby door then gives access to:

Useful store
Which provides space for further appliances if necessary.

From reception hallway stairs rise to:

First floor landing
Having original leaded stained glazed window to side, loft access, airy cupboard.

Doors from first floor landing then give access to: Four bedrooms, re-fitted shower room and separate WC.

Bedroom one
13'10 max into bay x 10'8
Having walk-in single glazed bay window to front, radiator, picture rail, period fireplace.

Bedroom two
15'2 x 10'8 max reducing down to 7'5
Having upvc double glazed window to rear, radiator, picture rail.

Bedroom three
8'10 x 7'9
Having secondary glazed window to front, radiator.

Bedroom four
6'8 x 6'1
Having upvc double glazed window to rear, radiator.

Re-fitted shower room
Having corner tiled shower cubicle with wall mounted electric shower, pedestal wash hand basin, part tiled to walls, upvc double glazed window to side, wall mounted extractor fan, vinyl tiled effect floor covering, heated chrome style towel rail.

Separate WC
Having low flush WC, upvc double glazed window to side, vinyl tiled effect floor covering.

Outside
To the front of the property there is a low maintenance stoned garden/frontage with low rise brick walling and wrought iron railings. To the side of this wrought iron gates lead to a generous tarmac driveway with provides ample off street parking for a number of vehicles. Access is then given to:

Timber garage
16'4 x 8'9
Having timber double doors to front, glazed windows to side and rear.

Rear gardens
The rear gardens of the property have an extremely pleasing feature and are generous in size and comprises: paved patio area, lawned garden sections, a variety of well established mature shrubs, plants and bushes. The rear gardens are enclosed by fencing and offer a southerly facing aspect.

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 only has possessory title deeds with a indemnity insurance 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

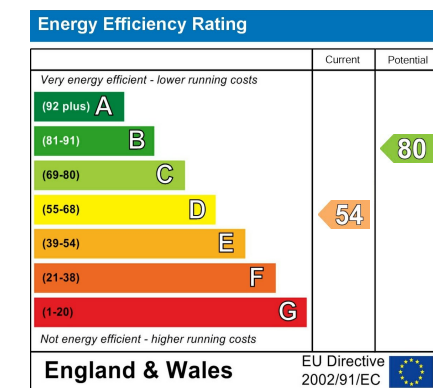
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

