

55 Copthorne Drive, Copthorne, Shrewsbury, Shropshire,  
SY3 8RX

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**Offers In The Region Of £425,000**

Viewing: strictly by appointment through the agent



Having undergone an extensive programme of renovation/improvement throughout. This is an attractive, well presented and extended three bedroom bay fronted semi detached house. The property is situated within this desirable residential location within striking distance of the Quarry Park with tranquil riverside walks, good local amenities, highly regarded schooling and the Shrewsbury town centre. The property is being offered For Sale with NO UPWARD CHAIN and viewing comes highly recommended by the selling agent

The accommodation briefly comprises the following: Entrance hallway, lounge, bay fronted sitting room, impressive extended re-fitted kitchen/diner/family room with a range of built-in appliances, laundry room with WC, first floor landing, three bedrooms, modern re-fitted bathroom, front and rear enclosed gardens, driveway, upvc double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

**Entrance hallway**

Having Karndean wood effect flooring, under-stairs storage cupboard, radiator, LED recessed spotlights to ceiling

Door from entrance hallway gives access to:

**Lounge**

14'1 x 11'1

Having upvc double glazed window to front, radiator, tiled hearth, TV aerial point.

Doors from entrance hallway give access to:

**Bay fronted sitting room**

11'7 max into bay x 9'8

Having walk-in upvc double glazed bay window to front, radiator.

Wooden framed glazed door from entrance hallway gives access to:

**Impressive extended kitchen/diner/family room**

19'0 max reducing down to 12'5 x 17'0 max

The kitchen area comprises: a range and replaced eye level and base units with built-in cupboards and drawers, integrated appliances include: double oven, microwave, fridge freezer, dishwasher, modern fitted laminated worktops with built-in 1/2 stainless steel sink drainer unit with mixer tap over, four ring induction hob, Karndean wood effect flooring, radiator, LED recessed spotlights to ceiling.

The family/dining area comprises: upvc double glazed lantern roof, double glazed bi-folding doors giving access to rear gardens, radiator, Karndean wood effect flooring, LED recessed spotlights to ceiling.

Door from kitchen/diner/family room gives access to:

**Laundry room with WC**

6'6 x 6'0

Having stylish fitted laminate worktop with storage cupboards below, wall mounted wash hand basin with mixer tap over, low flush WC, tiled splash surrounds, wall mounted gas fired central heating boiler, upvc double glazed window to side, LED recessed spotlights to ceiling, heated chrome style towel rail.

From entrance hallway stairs rise to:

**First floor landing**

Having upvc double glazed window to side, loft access.

Doors from first floor landing give access to: Three bedrooms and modern re-fitted bathroom.

**Bedroom one**

14'2 x 11'2

Having upvc double glazed window to front, radiator, TV aerial point.

**Bedroom two**

12'2 max into bay x 9'8

Having walk-in upvc double glazed window to front, radiator.

**Bedroom three**

11'4 x 7'8

Having upvc double glazed window to rear, radiator.

**Modern re-fitted bathroom**

Having a three piece suite comprising: P shaped panel bath with mixer shower over, low flush WC< wash hand basin with mixer tap over and storage cupboard below, LED recessed spotlights to ceiling, wall mounted extractor fan, upvc double glazed window to rear, heated towel rail.

**Outside**

To the front of the property there is a low maintenance stoned frontage with mature shrubs and bushes with timber fencing screening the pedestrian pathway. Wrought iron gates then lead to a driveway which then extends to the side of the property.

Gated access then leads to property's:

**Rear gardens**

Having a black Indian sandstone paved patio area, glazed greenhouse, mature trees, shrubs and bushes. 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**

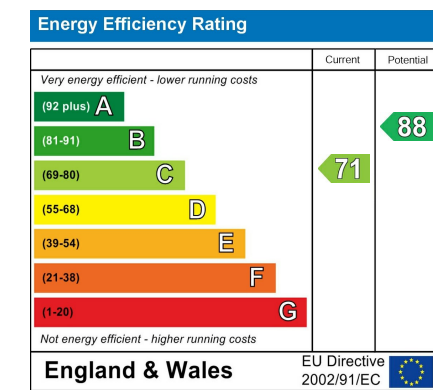
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**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.

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Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

