



14 Shorncliffe Drive, Copthorne, Shrewsbury, Shropshire, SY3 8TE

www.hbshrop.co.uk



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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 £235,000

Viewing: strictly by appointment through the agent

Occupying a lovely position with an open aspect to the rear, this is a well-presented, spacious and improved two double bedroom semi-detached house. The property is situated within this desirable residential location, having good access to an array of local amenities, the local bypass linking up to the M54 motorway network and walking distance to the Shrewsbury town centre. Early viewing comes highly recommended by the selling agent. The accommodation briefly comprises the following: Entrance hallway, attractive lounge / diner, modern re-fitted kitchen, first floor landing, two double bedrooms, re-fitted bathroom, generous sized front and landscaped rear enclosed gardens with feature summer house which offer a pleasing aspect to the rear, two useful brick stores, ample communal allocated residents parking, replaced pvc fascia's and down pipes (the vendor informs us these were installed in 2022), upvc double glazing, gas fired central heating. Viewing is highly recommended

The accommodation in greater detail comprises:

Canopy over

Upvc double glazed entrance door gives access to:

Entrance hallway

Having wood effect flooring, under-stairs store cupboard, radiator. Door from entrance hallway gives access to:

Lounge / diner

19'11 x 9'4

Having upvc double glazed windows to front and rear, two radiators, wood effect flooring, contemporary stone effect fire set to a hearth and fire surround.

Doorway from entrance hallway gives access to:

Re-fitted kitchen

11'7 x 8'1

Having replaced eye level and base units with built-in cupboards and drawers, fitted wooden worktop with inset stainless steel sink with mixer tap over, wall-mounted stainless steel cooker canopy, space for appliances, wood effect flooring, radiator, under-stairs recess, upvc double glazed door giving access to covered side entrance.

From entrance hallway stairs rise to:

First floor landing

Having loft access, upvc double glazed window to side. Doors then give access to two large double bedrooms and re-fitted bathroom.

Bedroom one

14'9 x 8'5 exc recess

Having two upvc double glazed windows to front, fitted wardrobes and over-stairs store cupboard, radiator.

Bedroom two

11'2 x 9'0

Having upvc double glazed window with pleasing aspect to the rear overlooking a park, radiator, built-in double wardrobe.

Re-fitted bathroom

Having a three piece white suite comprising: Timber style paneled bath with electric shower over, wash hand basin

set to a vanity unit, WC with hidden cistern, wall-mounted mirror fronted bathroom cabinet, shaver point, heated chrome style towel rail, wood effect flooring, upvc double glazed window to rear, wall-mounted extractor fan.

Outside

To the front of the property there is a lawned garden with low maintenance stoned section with paved pathway giving access to the front entrance door. To the side of the property access leads to:

Side entrance

Having two useful brick stores.

Outside

Access is then given to the property's generous southerly-facing rear gardens having, lawned garden, paved pathway, outside cold tap, lighting point, timber summer house, stoned sections. The rear gardens are enclosed by fencing and the vendor informs us that all fencing was replaced in 2023

Parking

The property's parking is serviced by ample communal allocated residents parking

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested.

Council Tax Band B

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

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

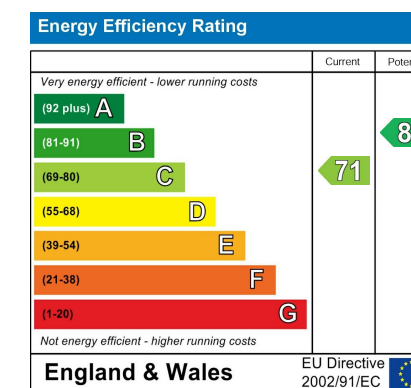
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are 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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

