

8 Porthill Drive, Copthorne, Shrewsbury, Shropshire, SY3
8RP

www.hbshrop.co.uk



Offers In The Region Of £450,000

Viewing: strictly by appointment
through the agent



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.
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Offered for sale with NO UPWARD CHAIN. Offered for sale with NO UPWARD CHAIN. The property boasts spacious and well-proportioned living accommodation throughout, which will appeal to many prospective purchasers. Number 8 Porthill Drive is situated in this highly desirable residential location within close proximity to good amenities, highly regarded schooling, The Quarry Park with it's tranquil riverside walks and the Shrewsbury town centre. Viewing is essential. The accommodation briefly comprises the following: Reception hallway, bay fronted ,lounge, separate dining room, lean-to, upgraded kitchen, rear lobby, cloakroom, first floor landing, three bedrooms, re-fitted bathroom, low maintenance front garden, generous sized well-established rear enclosed garden, good sized driveway, detached brick-built garage, upvc double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is essential.

The accommodation in greater detail comprises:

Canopy over

Replacement double glazed entrance door with upvc double glazed window to side gives access to:

Reception hallway

Having radiator, tiled floor, two under-stairs storage cupboards, picture rail. Door from reception hallway gives access to:

Bay fronted lounge

13'7 ma into bay x 11'4

Having feature open fire with tiled hearth and period timber fire surround, upvc double glazed bay window to front, radiator, coving to ceiling. Wooden framed glazed sliding doors from lounge and door from reception hallway gives access to:

Dining room

13'0 x 10'3

Having open fireplace with tiled hearth, tiled surround and mantle, coving to ceiling. Wooden framed glazed door from dining room gives access to:

Lean-to:

7'4 x 5'6

Having wood effect vinyl floor covering, glazed windows, glazed roof, part glazed door giving access to the rear of property.

From reception hallway door gives access to:

Attractive kitchen

9'1 x 6'10

Having been upgraded comprising: Integrated oven with four ring electric hob, cooker canopy over, fitted wooden style worktops with stainless steel sink drainer unit and mixer tap over, free-standing fridge and washing machine, wall-mounted Vaillant gas fired central heating boiler, tiled splash surrounds, upvc double glazed window to side, quarry tiled floor. Part glazed door from kitchen gives access to:

Rear lobby

Having part glazed door giving access to the rear garden, large walk-in storage cupboard. Door from rear lobby gives access to:

Cloakroom

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

From reception hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access. Doors from first floor landing then give access to three bedrooms and re-fitted bathroom.

Bedroom one

14'3 max into bay x 10'4

Having walk-in upvc double glazed window to front, period fireplace, radiator, picture rail.

Bedroom two

12'9 x 8'6

Having upvc double glazed window to the rear, radiator, period fireplace, storage cupboard housing pressurized water system, built-n wardrobe and shelved store cupboard to side.

Bedroom three

8'4 x 7'0

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

Re-fitted bathroom

Having a three piece suite comprising P-shaped paneled bath with drench shower over plus hand-held shower attachment off with curved shower screen to side, wash hand basin with mixer tap over, storage cupboard below, low flush WC, upvc double glazed window to rear, tiled to walls, recessed spotlights to ceiling, wall-mounted extractor fan, tiled floor, heated towel rail.

Outside (Front)

To the front of the property there is a low maintenance stoned garden with mature bush and low rise brick walling to front. To the side of this, gated access leads to a generous driveway which leads to a:

A brick-built garage

Having pitched tiled roof, folding glazed door to front, glazed window to rear.

Outside (Rear)

The rear garden is a generous size and comprises: Paved patio area, a variety of mature shrubs, plants, tress and bushes, paved pathway to side, garden shed. The rear garden is 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

As taken from the Gov.uk website we are advised the property is in Band C - 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.

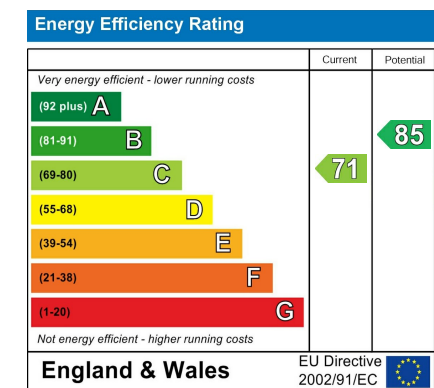
Disclaimer

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

