

97 Woodfield Road, Copthorne, Shrewsbury, Shropshire,
SY3 8HU

www.hbshrop.co.uk



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Offers In The Region Of £675,000

Viewing: strictly by appointment
through the agent

Located in one of Shrewsbury's most sought after residential locations, this is an attractive, deceptively spacious and extended three bedroom (plus useful attic area) detached house. 97 Woodfield Road boasts instantly appealing and well proportioned living accommodation throughout, along with a beautiful well established rear garden measuring over 160ft in length. The property is located within walking distance of highly regarded schooling, excellent local amenities, the Quarry Park with it tranquil riverside walks and the medieval town centre of Shrewsbury. Commuters will be pleased to know that access to the local bypass is also readily accessible. Viewing truly comes highly recommended by the sole selling agent.

The accommodation briefly comprises of the following: Reception hallway, understairs cloakroom, bay fronted lounge, snug, attractive kitchen/diner/family room, utility room, first floor landing having master bedroom with ensuite bathroom, two further bedrooms, family shower room, second floor useful attic area (this is area is currently being used as a bedroom by its existing owners), generous stoned driveway, large tandem garage, beautifully well established rear garden extending to over 160ft in length, secondary and UPVC double glazing, gas fired central heating, extremely sought after residential location. Viewing is essential

The accommodation in greater detail comprises:

Canopy over original stained glazed leaded entrance door with matching window to side gives access to:

Reception hallway

Having exposed wooden flooring, radiator, wall mounted alarm control panel and digital heating control panel.

From reception hallway door gives access to:

Understairs cloakroom

Having low flush WC, wash hand basin, radiator, glazed window to side, period style vinyl floor covering.

Wooden panel door from reception hallway gives access to:

Bay fronted lounge

14'1 x 13'2 max into recess

Having walk-in bay with secondary leaded double glazed window to front with additional secondary leaded glazed windows to side, stone effect gas fire set to a period style hearth with fire surround, wall light points, two radiators, coving to ceiling.

Doorway from reception hallway gives access to:

Snug

12'10 x 11'5 max into recess

Having wood burning stove with timber mantle above, two radiators, exposed wooden flooring, coving to ceiling, two glazed windows to side.

From reception hallway panel door gives access to:

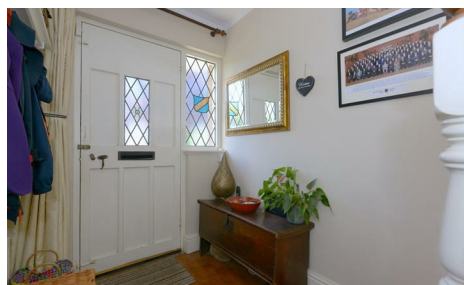
Utility room

8'10 x 7'8

Having eye level and base units with built-in cupboards and drawers, fitted worktop with 1 1/2 stainless steel sink drainer unit with mixer tap over, wall mounted Worcester gas fired central heating boiler, glazed window to side, wood effect flooring, tiled splash surrounds.

Part glazed wooden framed door from utility and arch from snug gives access to:





Kitchen/diner/family room

19'10 x 15'8

And comprises: A range of bespoke hand crafted wooden eye level and base units with built-in cupboards and drawers, integrate double oven, fitted wooden worktops with inset ceramic 1 1/2 sink drainer unit with mixer tap over, two double glazed Velux roof windows, sealed unit double glazed window to rear, UPVC double glazed window and additional leaded stained glazed sealed unit double glazed window to side, contemporary log effect gas stove, tiled floor, space for an American style fridge freezer, recessed spotlights to ceiling, kitchen island with fitted wooden worktop and storage below, sealed unit double glazed bi-folding door giving access to rear gardens.

From reception hallway stairs rise to:

First floor landing

Having glazed window to side, coving to ceiling.

Wooden panel doors from first floor landing then give access to: Three bedrooms and family shower room.

Bedroom one

15'10 max x 11'9 excluding recess

Having UPVC double glazed window to side and additional secondary double glazed window overlooking the property's rear gardens, radiator, coving to ceiling.

Wooden panel door from bedroom one gives access to:

Ensuite bathroom

10'2 x 9'9

Having cast iron bath, low flush WC, wash hand basin set to a tiled worktop with storage cupboards below, airing cupboard to side, two UPVC double glazed windows overlooking the property's rear gardens, radiators, heated towel rail, loft access, display shelving.

Bedroom two

11'9 max into bay x 11'3

Having leaded secondary double glazed bay window to front with storage cupboards below, further leaded secondary double glazed window to side, radiator, storage cupboard/wardrobe.

Bedroom three

8'4 x 7'11

Having leaded secondary double glazed window to front, radiator, coving to ceiling.

Family shower room

Having large tiled shower cubicle with mixer shower over, pedestal wash hand basin, low flush WC, shaver point, tiled floor, heated chrome style towel rail, glazed window to side, recessed spotlights, extractor fan to ceiling.

Door from first floor landing then gives access to a secondary staircase with double glazed roof window which gives access to:

Useful attic area

19'4 x 9'6

Currently being used as a bedroom by the existing vendors and comprises: UPVC double glazed window to rear, exposed timbers and lights to ceiling, eaves storage, part sloping ceilings.

Outside

To the front of the property there is a generous stoned driveway providing ample off street parking for a number of vehicles with centralised shrub area, raised beds and mature hedging to side. Access it then given to:

Tandem garage

32'4" x 8'5" average measurement

Having part glazed timber double doors to front, glazed windows and part glazed pedestrian door to side.

Rear gardens

The rear gardens are a superb feature of the property measuring in excess of 160ft in length and they comprise: Paved patio area with open fronted covered area (this is a lovely seating area/ drying area) and has outside electricity points and lighting points. Paved steps then lead to a large lawn garden with well stocked borders containing a variety of specimen shrubs, plants and bushes, mature trees, brick paved area making an ideal BBQ section, timber garden shed. Towards the bottom of the garden there is a well established vegetable plot with fruit trees, compost area and log store. The rear gardens are enclosed by fencing.

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.

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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).

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