

2 Mytton Grove, Copthorne, Shrewsbury, Shropshire, SY3
8UF

www.hbshrop.co.uk



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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Having recently being reburnished to a particularly high standard, this attractive and greatly enhanced bay fronted period three bedroom semi detached house can only be fully appreciated by internal inspection which is highly recommended by the selling agent. The property occupies a generous size plot and is situated within this sought after cul-de-sac position and has the added benefit of being offered for sale with NO UPWARD CHAIN. The property is situated within this highly desirable residential location, within close proximity to excellent local amenities, the Royal Shrewsbury Hospital, highly regarded schooling and is within walking distance of the Quarry park with tranquil riverside walks leading to the Shrewsbury town centre. Viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, bay fronted lounge, open plan dining room opening into modern kitchen, first floor landing, three bedrooms, modern refitted shower room, front and generous size attractive rear enclosed gardens, useful outside store housing newly installed gas fired boiler, brick paved driveway extending to side of property, detached sectional garage (The vendors inform that this has an element of asbestos) refurbished UPVC sealed double glazing, gas fired central heating, pleasing cul-de-sac position, . Viewing is highly recommended

The accommodation in greater detail comprises:

Step up to UPVC double glazed entrance door and side screen gives access to:

Reception hallway

Having radiator, staircase leading off, coving to ceiling, useful understairs storage cupboard.

Door from reception hallway gives access to:

Bay fronted lounge

10'10 x 10 x'10 max

Having UPVC double glazed window to front, feature cast iron open fireplace with decorative tiled inset, raised hearth and wooden mantel, radiator, coving to ceiling.

Door from reception hallway gives access to: Open plan dining room/kitchen

Dining room

13'7 x 9'10

Having radiator, seal unit double glazed door to bay with side screens to either side giving access to an attractive enclosed rear garden, modern SPC flooring, open plan access from dining room to:

Kitchen

7'6 x 7'9

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset single sink drainer unit with mixer tap over, built-in Candy four electric ring induction hob with extractor above, Electrolux oven and grill below, integrated Zanussi dishwasher, space for upright fridge freezer, UPVC double glazed window to side, matching flooring to dining area.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, coving to ceiling, access to roof space. Doors then give access to: Three bedrooms and shower room.

Bedroom one

13'9 into bay x 10'1

Having UPVC double glazed bay window to front, radiator, picture rail.

Bedroom two

11'1 x 11'1 into alcove

Having radiator, UPVC double glazed window overlooking rear garden, picture rail.

Bedroom three

7'10 x 7'0

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

Shower room

An attractive refitted modern shower room having a three piece suite with tiled and glazed shower cubicle, stainless steel over head shower with hand-held shower attachment off, low flush WC, vanity unit with mixer tap over, UPVC double glazed window to rear, modern heated towel rail, vinyl wood effect floor covering and extractor fan to ceiling.

Outside

Front of the property. The property is approach via an extensive brick paved driveway which extends to the side of the property having a gravel front garden, mature flower and shrub borders. Access from driveway leads to a:

Detached garage

15'9 x 8'1

With double wooden doors. Indian stone paved sun terrace with access to:

Outhouse

Housing MAIN ECO COMPACT wall mounted gas fired central heating boiler providing instant hot water and heating, space and plumbing for washing machine, power points.

Rear gardens

A particular feature of the property is the enclosed rear gardens which are generous in size and comprise : pathway flanked to either side by lawn with raised flower and shrub borders, selection of outside lighting to front and side and rear, outside cold water tap. 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.

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.

Disclaimer

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

FLOORPLANS

