

28 Woodfield Road, Copthorne, Shrewsbury, Shropshire,  
SY3 8HY

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



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**Offers In The Region Of £539,995**

Viewing: strictly by appointment  
through the agent



A beautifully appointed, greatly improved, extended and attractive bay fronted three bedroom semi-detached house, benefitting from new re-rendering , in addition to a new roof lining, complete rewire throughout, and new fascias and soffits. Being located within this highly desirable residential location, this fantastic property effortlessly blends classic charm with contemporary living which has been finished to an exceptionally high standard throughout. This property offers a perfect balance of style, space and comfort which is ideal for modern family life. Woodfield Road is within striking distance of local amenities, highly regarded schooling and Quarry park with tranquil riverside walks leading to the Shrewsbury Town centre. Commuters will be pleased to know that access is readily accessible to the local by-pass linking up to the M54 network. Viewing is essential.

The accommodation briefly comprises: Entrance hallway, bay fronted lounge, impressive extended re-fitted kitchen / diner / family room, cloakroom with laundry area, first floor landing, three bedrooms, bespoke re-fitted family bathroom, driveway plus additional stoned parking forecourt area, large rear gardens measuring over 100ft in length - Nordic insulated garden room (which would make a peaceful home office, a personal gym, or a creative studio space), replacement composite UPVC double glazing, gas fired central heating (underfloor heating to lounge and kitchen / diner / family room), highly sought after residential location, close proximity to local schooling, good amenities and walking distance to The Quarry park with tranquil riverside walks. Viewing is essential.

The accommodation in great detail comprises:

Canopy over replacement composite double glazed entrance door with wood effect UPVC double glazed windows to side and above gives access to:

#### Reception hallway

Having Karndean flooring and cast iron antique style radiator, dado rail. Door from reception hallway gives access to:

#### Bay fronted lounge

13'10 max into bay x 11'5

Having walk-in bay with replacement composite UPVC double glazing to front, karndean wood effect flooring with underfloor heating and feature multi-fuel stove. Square arch from bay fronted lounge gives access to:

#### Impressive extended kitchen / diner / family room

16'11 x 14'9

Comprises: A range of high end eye level and base units with built-in cupboards and drawers, fitted Quartz worktops with inset 1 1/2 ceramic sink drainer unit with mixer tap over, integrated AEG double oven with microwave combination oven above, AEG four ring induction hob with AEG cooker extractor fan/canopy over, kitchen island with fitted Quartz worktop and storage drawers/cupboards below, karndean wood effect flooring with underfloor heating, glass display cabinet with storage cupboards below, recess spotlights and speaker to ceiling, replacement composite UPVC double glazing, feature aluminum framed bi-folding doors giving access to large rear garden, integrated wine cooler and space for American style fridge/freezer.

From reception hallway door gives access to:

#### Cloakroom with laundry area

6'11 x 3'4

Having low flush wc, corner wash hand basin with storage cupboard below and mixer tap over, fitted wooden worktop with space below for washing machine and tumble dryer, and replacement composite UPVC double glazing to side.

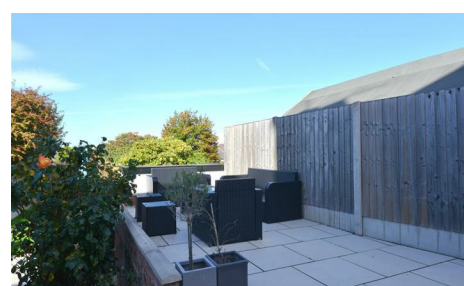
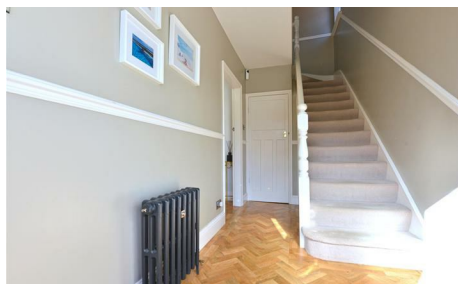
From reception hallway stairs rise to:

#### First floor landing

Having replacement composite UPVC double glazing, to side and loft access with pull down ladder leading to a generous sized attic space. From first floor landing doors give access to three bedrooms and bespoke re-fitted family bathroom.







#### **Bedroom one**

14'2 max into bay x 9'6 max into wardrobe recess

Having walk-in bay with replacement composite UPVC double glazing, to front, cast iron antique style radiator and custom built fitted wardrobes.

#### **Bedroom two**

12'11 x 9'1 max

Having two custom fitted wardrobes, replacement composite UPVC double glazing to rear, offering a pleasing aspect towards neighbouring properties and beyond, cast iron antique style radiator and picture rail.

#### **Bedroom three**

8'4 x 6'11

Having replacement composite UPVC double glazing to front, cast iron antique style radiator and picture rail.

#### **Bespoke re-fitted family bathroom**

Having a four piece suite which comprises: tiled shower cubicle with drench shower over plus handheld shower attachment off, roll top bath with antique style mixer tap over and handheld shower attachment off, low flush wc, pedestal wash hand basin with mixer tap over, wood effect flooring, antique style radiator with heated towel rail, replacement composite UPVC double glazing, recess spotlights and extractor fan to ceiling.

#### **Outside**

To the front of the property there is a tarmacadam driveway which leads to the side of the house and to the left hand side there is a further stoned parking forecourt area. Double gated side access then leads to:

#### **Large rear gardens**

Which comprise: Extensive porcelain paved patio area with outside lighting points, electricity point, hot and cold water tap. Porcelain paved steps then lead to a further paved area with porcelain paved pathway with inset stone sections, garden store, large raised bed, lawned gardens, porcelain paved sun terrace and the rear garden measures over a 100ft in length. At the end of the garden there is a:

#### **Nordic insulated garden room**

This beautifully designed garden room, complete with sleek aluminum double-glazed sliding doors, provides an exceptional retreat — ideal as a tranquil home office, private gym, or inspiring studio space.

#### **Section one**

14'4 x 12'9

Having double glazed sliding doors, double glazed window to side.

#### **Section two**

12'8 x 4'7

Having double glazed window to side.

#### **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**

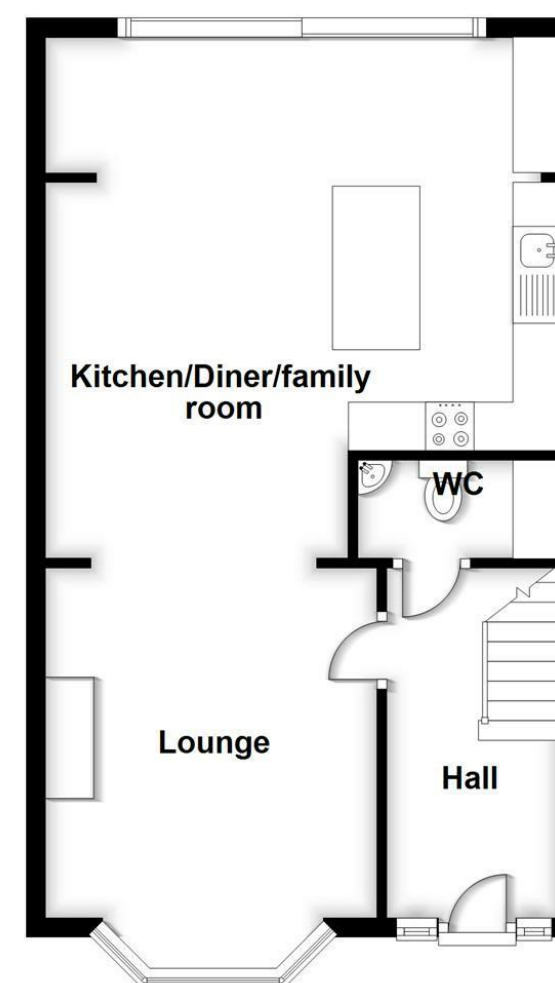
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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**Disclaimer**

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

**Ground Floor**



**First Floor**

