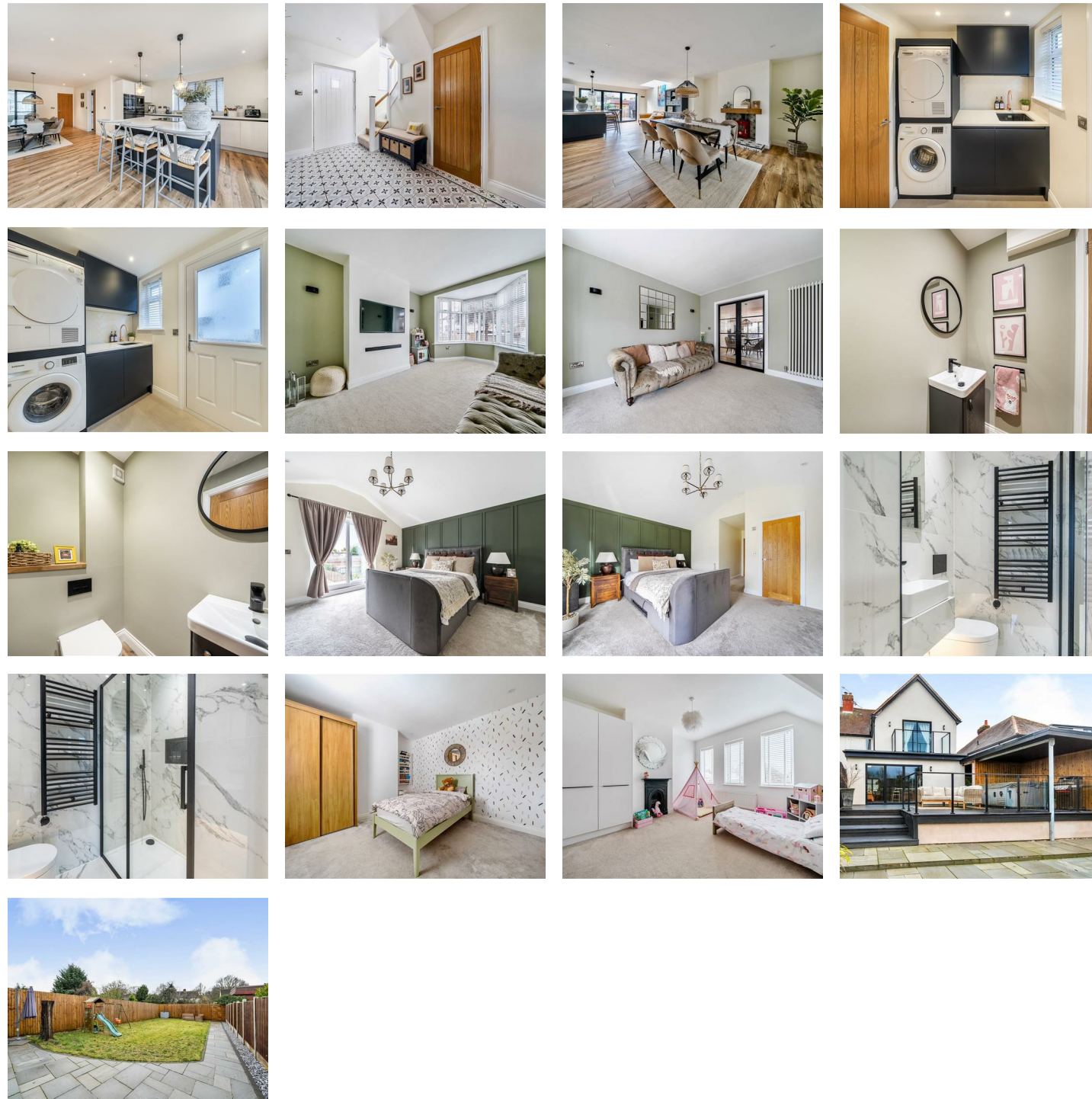


103 Oakfield Road, Copthorne, Shrewsbury, Shropshire,
SY3 8AN

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.
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Offers In The Region Of £535,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, this attractive and beautifully extended bay-fronted three-bedroom semi-detached home, delivering contemporary, well-proportioned, spacious and light-filled accommodation throughout, which will instantly appeal to a wide range of buyers.

The property is set within the highly sought-after residential area of Copthorne Shrewsbury and benefits from a range of good local amenities including a Co-op supermarket, post office and pharmacy, along with highly regarded schooling.

Easy access can be gained on foot to The Quarry Park offering tranquil riverside walks leading into the medieval town centre of Shrewsbury. Commuters will also appreciate the convenient access to the local bypass, providing links to the M54 motorway network.

Early viewing is highly recommended by the selling agent for the property to be fully appreciated.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, bay fronted lounge, impressive extended spacious refitted kitchen/diner/family room, utility room, first floor landing, master bedroom with feature walk-out balcony and stylish ensuite shower room, two further double bedrooms, bespoke refitted family bathroom, large driveway providing ample off street parking for a number of vehicles, store garage, generous size south westerly facing landscaped rear enclosed gardens, UPVC double glazing, gas fired central heating (underfloor heating to parts of the ground floor) sought after residential

Canopy over composite double glazed entrance door gives access to:

Reception hallway

Having period style tiled floor, UPVC double glazed window to front, LED recessed spotlights to ceiling, useful understairs storage cupboard.

Door from reception hallway gives access to:

Refitted cloakroom

Having low flush WC with hidden cistern, wash hand basin with mixer tap over and storage cupboard below, wood effect tiled floor, wall mounted electricity consumer unit, extractor fan, LED recessed spotlights to ceiling.

Door from reception hallway gives access to:

Impressive extended open plan L shaped kitchen/din

27'8 max reducing down to 12'2 min x 18'2 max
And comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, integrated Range Master twin fan assisted ovens, Range Master microwave combination oven, Range Master coffee machine, integrated dishwasher, Zanussi four ring induction hob, fitted Granite worktops with inset sink with copper style mixer tap over, space for American style fridge freezer, wood burning stove set to period tiled hearth with timber mantle above, LED recessed spotlights to ceiling, UPVC double glazed window to side, glazed roof window, double glazed bi-folding doors fiving access to rear gardens, kitchen island with fitted Granite worktop/breakfast bar with storage cupboards below.

Door from kitchen/diner/family room gives access to:

Utility room

7'4 x 6'0
Having replaced eye level and base unit, fitted Granite worktop with inset sink with copper style mixer tape over, space for washing machine and tumble dryer, UPVC double glazed window to side, double glazed door giving access to side / driveway of property, recessed LED spotlights to ceiling.

Wooden framed glazed double doors from kitchen/diner/family room gives access to:

Bay fronted lounge

15'2 max into bay x 10'10
Having walk-in bay with UPVC double glazed windows to front, Media wall with space for TV, wall light points, wall hung radiator.

From reception hallway a contemporary part glazed staircase lead to:

First floor landing

Having UPVC double glazed window to side, loft access.

Doors from first floor landing then give access to: Three double bedrooms and bespoke refitted family bathroom,

Bedroom one

13'1 excluding walkway recess x 12'4
Having recessed spotlights to ceiling, radiator, part mirror fronted wardrobes with centralised built-in chest of drawers, UPVC double glazed sliding door then give access to a:

Contemporary south westerly facing balcony

From bedroom one door gives access to;

Stylish ensuite shower room

Having walk-in shower with drench shower over and wall mounted handheld shower attachment, low flush WC with hidden cistern, wash hand basin with mixer tap over, luxury tiled to walls, recessed spotlights and extractor fan to ceiling.

Bedroom two

11'4 x 10'11
Having UPVC double glazed window to rear, radiator, LED recessed spotlights to ceiling, fitted double wardrobe.

Bedroom three

Having three UPVC double glazed windows to front, radiator, period style fireplace, fitted double wardrobe.

Bespoke family bathroom

The beautifully appointed suite comprises: Contemporary free standing bath with fountain effect mixer tap over, low flush WC with hidden cistern, wall hung wash hand basin with mixer tap over and storage drawers below, wall mounted drench shower with wall mounted handheld shower attachment off and contemporary glazed shower screen to side, wall hung heated chrome stye rail, extractor fan, LED recessed spotlights to ceiling, tiled floor, part tiled to walls, UPVC double glazed window to side.

Outside

To the front and side of the property there is a large brick edged tarmacadam driveway providing ample off street parking for a number of vehicles, outside cold tap. Access from the driveway gives access to:

Store garage

9'3 x 7'6
Having electrically operated roller door.

Rear gardens

The rear gardens of the property offer a south westerly aspect and comprise: Contemporary raised partially enclosed decked area with covered entertainment area (Hot tub is available by separate negotiation). From the decked area access is given to a brick edge Indian sandstone paved patio with matching pathway, lawn garden, gated pedestrian rear access. 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 | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 57 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

FLOORPLANS

103 Oakfield Road, Shrewsbury, SY3 8AN

