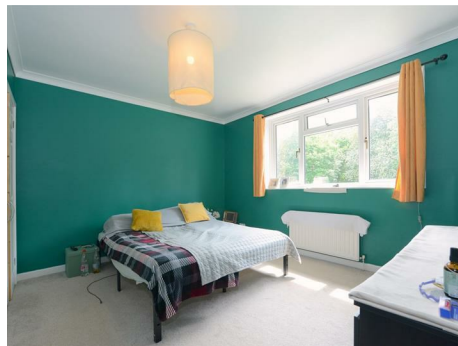




5 Rad Valley Road, Copthorne, Shrewsbury, Shropshire, SY3 8AT

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.
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This is a well proportioned three bedroom semi-detached house situated within this quiet and secluded residential area, towards the western outskirts of Shrewsbury. There is a good range of local amenities nearby, a bus service to the town centre and popular schooling within walking distance of the property. The property benefits from being offered for sale with NO UPWARD CHAIN. Viewing is recommended.

The accommodation briefly comprises of the following: Storm porch, entrance hall, lounge, dining room, modern re-fitted kitchen. side lobby, downstairs WC, first floor landing, three bedrooms, bathroom, front gardens with side access leading to useful built in store housing gas boiler, pleasant size rear enclosed garden, on street parking, gas fired central heading, UPVC double glazing. Viewing is recommended.

The accommodation in greater detail comprises:

Storm porch

Gives access to UPVC double glazed entrance door with staircase leading off.

Entrance hall

Having radiator, useful understairs storage cupboard.

Door from entrance hall gives access to:

Lounge

14'1 x 12'7

Having laminate wood effect floor covering, radiator, UPVC double glazed window overlooking front, fire surround.

Double doors from lounge gives access to:

Dining room

10'5 x 8'6

Having laminate wood flooring, radiator, UPVC double glazed window overlooking rear garden.

Door from dining room and entrance hall gives access to:

Modern fitted kitchen

10'3 x 8'6

Having a range of replace eye level and base units with built in cupboards and drawers, fitted worktops with inset sink drainer unit with mixer tap over, space and plumbing for washing machine, built in Candy four ring gas hob with stainless steel cooker hood and splash back, built in Candy electric oven, space for up-right fridge freezer, UPVC double glazed window to rear.

Door from kitchen gives access to:

Side lobby area

With UPVC double glazed window leading to outside.

Door from side lobby gives access to:

Downstairs cloakroom

Having low flush WC.

From entrance hall stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access.

From first floor landing doors give access to : Three bedrooms and bathroom.

Bedroom one

13'5 x 12'1

Having UPVC double glazed window to front, radiator, two double built-in wardrobes with hanging rails.

Bedroom two

13'4 x 8'6

Having UPVC double glazed window to rear, radiator, double built in wardrobe with hanging rails and built in linen cupboard to side with slatted shelving.

Bedroom three

9'4 x 8'7

Having UPVC double glazed window to front, radiator.

Bathroom

Having a panel bath with drench shower over, pedestal wash hand basin, low flush WC, radiator, fully tiled around bath and wash hand, UPVC double glazed window.

Outside

The property has an extensive paved front garden, wooden side gate then leads to the side of the property with a paved area.

Door then gives access to:

Useful outhouse

12'5 x 4'9

Having fitted shelving, power and lighting, Worcester wall mounted gas fired central heating boiler.

Access from side of property then leads to:

Pleasant rear enclosed garden

With paved pathway, lawn garden, raised timber decked area, outside cold water tap, lighting to side of property

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 B

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).

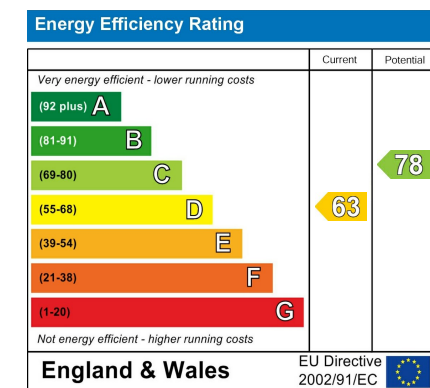
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Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe 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.



FLOORPLANS

