

4 Well Meadow Gardens, Copthorne, Shrewsbury,  
Shropshire, SY3 8UP

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**Offers In The Region Of £379,995**

Viewing: strictly by appointment through the agent

A well presented, traditional three bedroom semi detached house, situated in this particular popular and highly desirable residential area on the western fridge of Shrewsbury. The property is within walking distance of highly regarded schooling, The Royal Shrewsbury Hospital, excellent local amenities, the Quarry Park with its tranquil riverside walks, the medieval town centre of Shrewsbury along with easy access to the local bypass linking up the M54 motorway network. The property has the added benefit of NO UPWARD CHAIN and viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, entrance hall, lounge, dining room, kitchen, utility room, downstairs cloakroom, first floor landing, three bedrooms, bathroom, extensive gravel driveway extending to side of property, front garden, detached sectional garage, enclosed south facing rear gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Arched storm porch with step up gives access to:

**Entrance door**

Having stained glazed leaded inset with matching side screen gives access to:

**Entrance hall**

Having exposed wooden flooring, staircase leading off, radiator, coving to ceiling, useful under stairs storage cupboard and further cupboard with additional storage.

Panel door from entrance hall gives access to:

**Lounge**

14'4 into bay x 11'6

Having walk-in UPVC double glazed bay window to front, radiator, wooden flooring, feature arch gas coal effect living flame fire with raised marble hearth and surround, picture rail, coving to ceiling, TV aerial point.

Panel door from entrance hallway gives access to:

**Dining room**

12'10 x 11'5 into alcove

Having wooden flooring, radiator, inglenook, picture rail, coving to ceiling, French door with side screens giving access to enclosed rear garden. Access from dining room then leads to:

**Kitchen**

9'3 x 8'3

Having modern eye level and base units with built-in cupboards and drawers, fitted worktops with 1 1/2 sink drainer unit with mixer tap over, built-in Diplomat electric double oven and grill, stainless steel four ring gas hob with extractor above, integrated dishwasher, ceramic tiled floor, space for upright fridge freezer.

Door with step down to:

**Utility room**

7'4 x 5'4

Having eye level base units, storage cupboard, space for washing, space tumbler, radiator, fitted worktops, UPVC double glazed door giving access to enclosed rear garden.

Door from utility room gives access to:

**Cloakroom**

Having low flush WC, ceramic tile floor, UPVC double glazed window to side, Worcester wall mounted gas fired central heating boiler.

From entrance hallway stairs rise to:



**First floor landing**

Having UPVC double glazed window to side, access to roof space.

Doors from first floor landing then give access to: Three bedrooms and bathroom.

**Bedroom one**

14'4 into bay x 10'3

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

**Bedroom two**

12'9 x 11'6 into alcove

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

**Bedroom three**

8'11 x 8'0

Having UPVC double glazed window to front, radiator.

**Bathroom**

Having a panel bath with mixer tap over and hand-held shower attachment, vanity unit with mixer tap, low flush WC, separate glazed and tiled shower cubicle, UPVC double glazed window to rear, half tiled to 2 1/2 walls the remainder being fully tiled, vinyl tiled effect flooring.

**Outside**

To the front of the property there is a lawn garden with mature hedging, established flower, shrub borders and outside cold water tap, The property is approached via a good size gravel driveway which extends to side of the property with a double wrought iron gate giving access to:

**Detached sectional garage**

22'0 x 8'0

Having up and over door and side service door.

Wooden panel gate gives access to:

**Attractive enclosed south facing rear garden**

Having raised paved sun terrace, outside cold water tap, outside lighting, lawn garden with established flower, shrub and rose borders. The rear gardens are enclosed.

**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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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

