HOLLAND
BROADBRIDGE

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HOLLAND
BROADBRIDGE

5 Copthorne Crest, Copthorne, Shrewsbury, Shropshire, SY3 8RU

www.hbshrop.co.uk









Offers In The Region Of £450,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
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HOLLAND BROADBRIDGE

5 Copthorne Crest, Copthorne, Shrewsbury, Shropshire, SY3 8RU







An attractively proportioned, traditional bay fronted three bedroom semi detached house, occupying a pleasing quite cul-de-sac position and having the added benefit of NO UPWARD CHAIN. Offering spacious and well balanced accommodation throughout, this charming property offers potential buyers vast scope/potential to re-modernise the property to their own taste/style. The property is situated within this highly desirable residential location within walking distance of highly regarded schooling, local amenities and tranquil riverside walks within the Quarry park leading to medieval town centre of Shrewsbury. Commuters will be pleased to know that access is also readily accessible to the local bypass linking up to the M54 motorway network. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, bay fronted lounge, separate dining room, L shaped kitchen/breakfast room, first floor landing, three bedrooms, bathroom, separate WC, front and good size well established rear enclosed gardens, driveway, garage, large timber store with open canopy area to side, double glazing, gas fired central heating, highly sought after residential location. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance porch
Having tiled floor, UPVC double glazed windows, wooden framed glazed door with glazed windows to side gives access to:

Reception hallway
Having tiled floor, radiator, understairs storage cupboard.

Door from reception hallway gives access to:

Bay fronted lounge
13'10 max into bay x 12'9
Having walk-in bay with double glazed windows to front, gas fire, wall light points, radiator.

Door from reception hallway gives access to:

Dining room
12'11 x 12'6
Having UPVC double glazed door giving access to rear gardens with UPVC double glazed window to side, gas fire set to tiled hearth with decorative fire surround, coving to ceiling, radiator.

Wooden framed glazed door from reception hallway gives access to:

L shaped kitchen/breakfast room
14'10 x 10'7 max reducing down to 7'6 min
Having eye level and base units with built-in cupboards and drawers, space for appliances, tiled splash surrounds, wall mounted gas heater, sealed unit double glazed window to rear and to side, secondary double glazed door giving access to rear gardens, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over.

From reception hallway stairs rise to:

First floor landing
Having double glazed window to side, loft access.

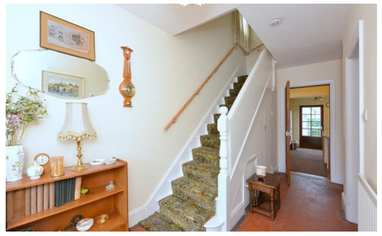
From first floor landing doors give access to: Three bedrooms, bathroom and separate WC

Bedroom one
14'5 max into bay x 10'4
Having walk-in bay with double glazed windows to front, radiator.

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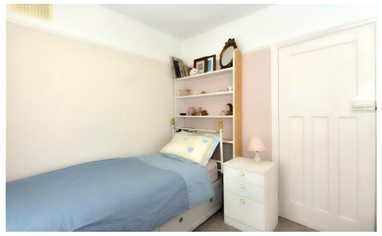

















Bedroom two
12'11 x 10'6
Having double glazed window to rear, fitted shelved storage cupboard, airing cupboard with hot water tank cylinder unit, radiator.

Bedroom three
8'10 x 8'3
Having double glazed window to front, radiator, picture rail..

Bathroom
Having a two piece suite comprising: Panel bath with wall mounted electric shower, glazed folding shower screen to side, wash hand basin, radiator, part tiled to walls, double glazed window to rear.

Separate WC
Having low flush WC, half tiled to walls, double glazed window to side.

Outside
To the front of the property ample off street parking is provided via a tarmacadam driveway with lawn garden and mature shrubs and edging to side. From the driveway access is given to:

Garage
15'10 x 9'0
Having further up and door to rear. Beyond the garage there is a further tarmacadam driveway with outside coldtap with access leading to a generous size timber store with open fronted canopy to side.

Rear gardens
The rear gardens of the property are of a good size and comprise: Paved patio, paved pathway, lawn garden, timber garden shed, well stocked borders containing a variety of shrubs, plants and bushes. the rear gardens are enclosed by fencing a mature conifers.

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

Tenure

Mortgage services

Referral fee disclaimer

Disclaimer

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Total area: approx. 112.0 sq. metres (1205.5 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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