HOLLAND BROADBRIDGE














The Property Ombudsman

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HOLLAND BROADBRIDGE

43 Copthorne Park, Copthorne, Shrewsbury, Shropshire, SY3 8TH

www.hbshrop.co.uk







Offers In The Region Of £365,000

Viewing: strictly by appointment through the agent

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43 Copthorne Park, Copthorne, Shrewsbury, Shropshire, SY3 8TH

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£365,000

Situated within the highly sought-after residential area of Copthorne on the western side of Shrewsbury, this attractive three-bedroom semi-detached family home occupies a pleasant position within an established neighbourhood renowned for its excellent amenities, schooling and convenient access to the town centre. The property offers well-balanced accommodation and has the added benefit of a enclosed south facing rear garden. Copthorne Park is one of Shrewsbury's most established and desirable residential locations, lying approximately 1.5 miles from the historic town centre and within easy reach of the Royal Shrewsbury Hospital, excellent road links to the West Midlands an beyond and a range of everyday amenities. The area is particularly popular with families due to its well-regarded schools and strong community atmosphere. Local convenience shopping including a Co-op supermarket and neighbourhood stores within walking distance. Excellent educational facilities including Woodfield Infant School, St George's Junior School and The Priory School and Meale Brace School. Regular bus services connecting to Shrewsbury town centre and surrounding areas. Shrewsbury Railway Station approximately 1.3 miles away, offering direct services to Birmingham, Wolverhampton, Crewe, Chester and Cardiff. Easy access to The Quarry Park, riverside walks, recreational facilities and the town's extensive range of independent shops, restaurants and leisure amenities. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Storm porch, entrance hall, lounge, dining room, kitchen, first floor landing, three good size bedrooms, bathroom, separate WC, gas fired central heating, sealed unit double glazing, extensive gravel forecourt, driveway extending to side leading to detached sectional garage, established mature enclosed south facing rear gardens.

The accommodation in greater detail comprises:

Storm porch with sealed unit double glazed door giving access to:

Entrance hall
Having staircase leading off, ceramic tiled floor, double radiator.

Door from entrance hall gives access to:

Lounge (currently dining room)
13'0 x 11'5 into alcove
Having sealed double glazed window to front, dado rail, open grate fire with raised hearth and wooden surround, radiator.

Door from entrance hall gives access to:

Dining room (currently lounge room)
12'6 x 11'1 into alcove
Having laminate wood effect flooring, gas coal effect fire (currently disconnected) with raised marble style hearth inset and wooden surround, TV aerial point, double UVC doubel glazed French doors leading out onto attractive enclosed south facing rear garden, double radiator.

Door from entrance hall gives access to:

Kitchen
11'9 x 8'11
Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap, space for washing machine, space for cooker, wall mounted Worcester gas fired central heating boiler, stainless cooker hood, space for electric cooker, double glazed window overlooking rear garden, understairs recess for fridge freezer, step down leading to side of property.

From entrance hall stairs rise to:

First floor landing
Having two sealed unit double glazed windows to side, loft access, airing cupboard with slated shelving.

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

Bedroom one
12'11 x 11'4
Having sealed unit double glazed window to front, radiator, coving to ceiling, pull cord.

Bedroom two
11'10 x 11'0
Having radiator, coving to ceiling, sealed unit double glazed window overlooking the attractive south facing enclosed rear garden.

Bedroom three
9'0 x 9'0
Having radiator, coving to ceiling, sealed unit double glazed window overlooking attractive enclosed rear gardens.

Bathroom
Having corner bath, vanity unit with mixer tap, separate walk-in glazed and tiled shower cubicle, radiator, fully tiled to walls.

Separate low flush WC
Having sealed unit double glazed window.

Outside
The property is approached via an extensive gravel forecourt for parking and turning for a number of vehicles, driveway extends to the side of property with side gate Outside lighting to front and rear of property. From the paved driveway access is given to :

Detached sectional garage
15'11 x 7'9
Having pitch roof and double doors to front., power and lighting and rear service door. A particular feature of the property is the:

Enclosed south facing rear gardens
Which are laid to lawn, plant and shrub borders, paved patio area.

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

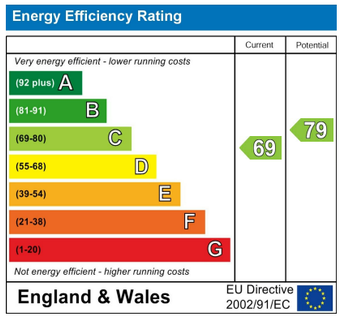
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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).

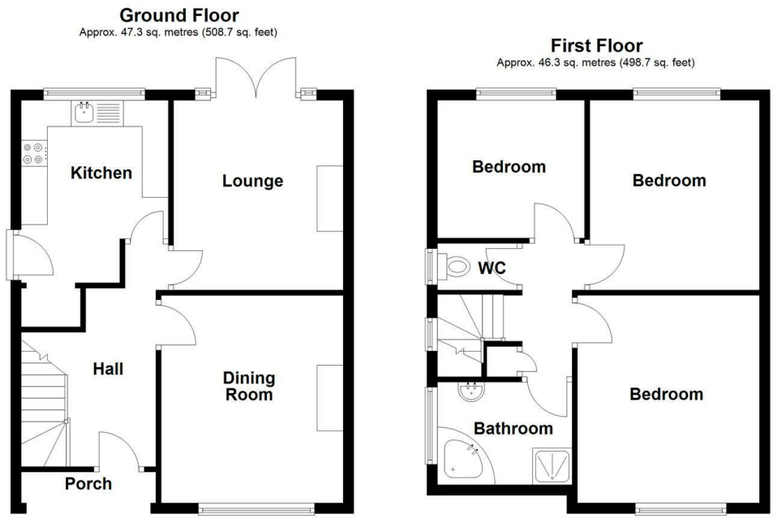
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Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



Total area: approx. 93.6 sq. metres (1007.5 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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