



**41 Westlands Road, Copthorne, Shrewsbury, SY3 8UT**

3 bedroom semi-detached house—£450,000 Freehold



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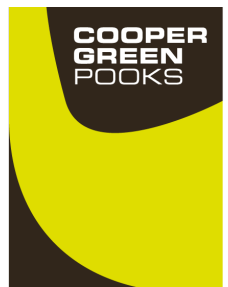
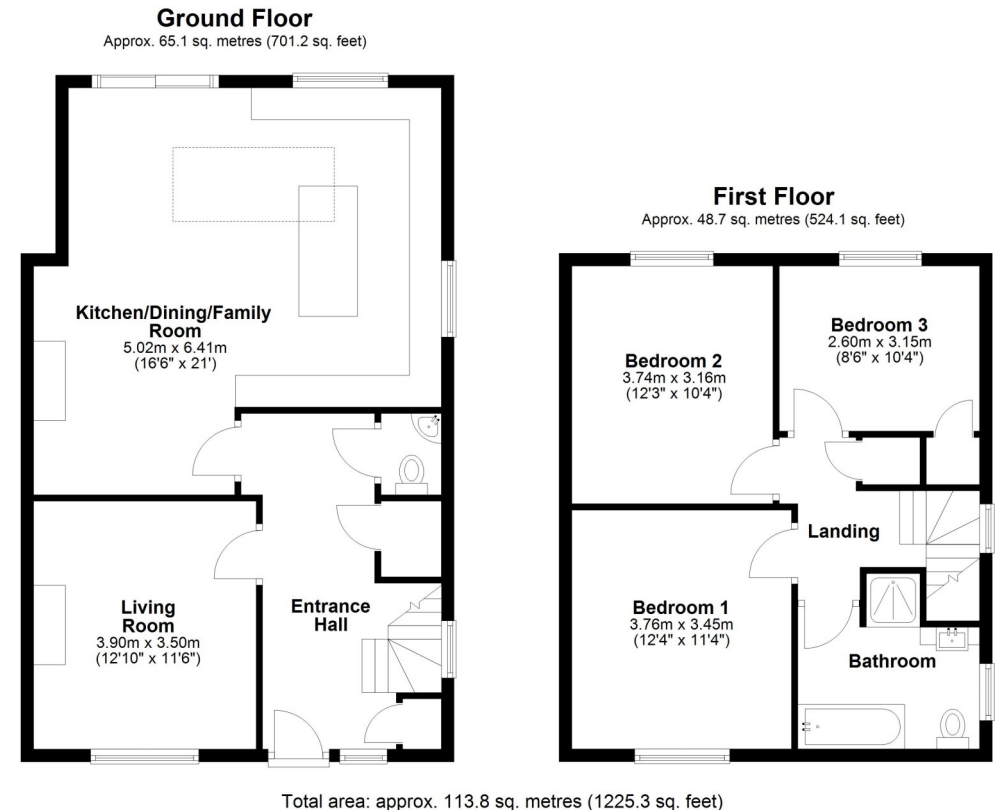
£450,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

Occupying a lovely position, tucked away within a quiet cul-de-sac, this beautifully presented and extended semi-detached house offers thoughtfully designed and well-proportioned accommodation, finished to a high standard throughout, while benefitting from an attractively landscaped private garden, detached garage and driveway parking.

## KEY FEATURES

- Good sized entrance hall with useful storage, cloakroom and turning staircase to landing
- Living room with feature fireplace and wood burning stove
- Impressive open plan kitchen/dining/family room with bi-folding doors to the rear garden, windows to two elevations and a roof lantern allowing plenty of natural light
- A range of well-fitted units to the kitchen, complete with integrated appliances, quartz work surfaces, range-style cooker, and island unit
- On the first floor are two double bedrooms with built in wardrobes, a further generous single bedroom, and a re-fitted family bathroom with separate shower
- uPVC double glazed windows and gas fired central heating
- Large and attractively landscaped private rear garden, comprising areas of lawn, Indian stone paved terrace, raised beds and planted borders, as well as a varied selection of specimen plants and shrubs
- The large detached single garage has power and lighting, glazed doors to the rear and access to the driveway.
- To the front of the property are additional lawned and planted gardens, and a private driveway providing parking. There is also an external EV charging point
- A very quiet and convenient location, within a very popular area of the town, just a short distance from the Mytton Oak Road shopping complex, the Royal Shrewsbury hospital, a choice of excellent primary and secondary schools, as well as the town centre. The property also adjoins green open space, leading to a play area, bike track and woodland

























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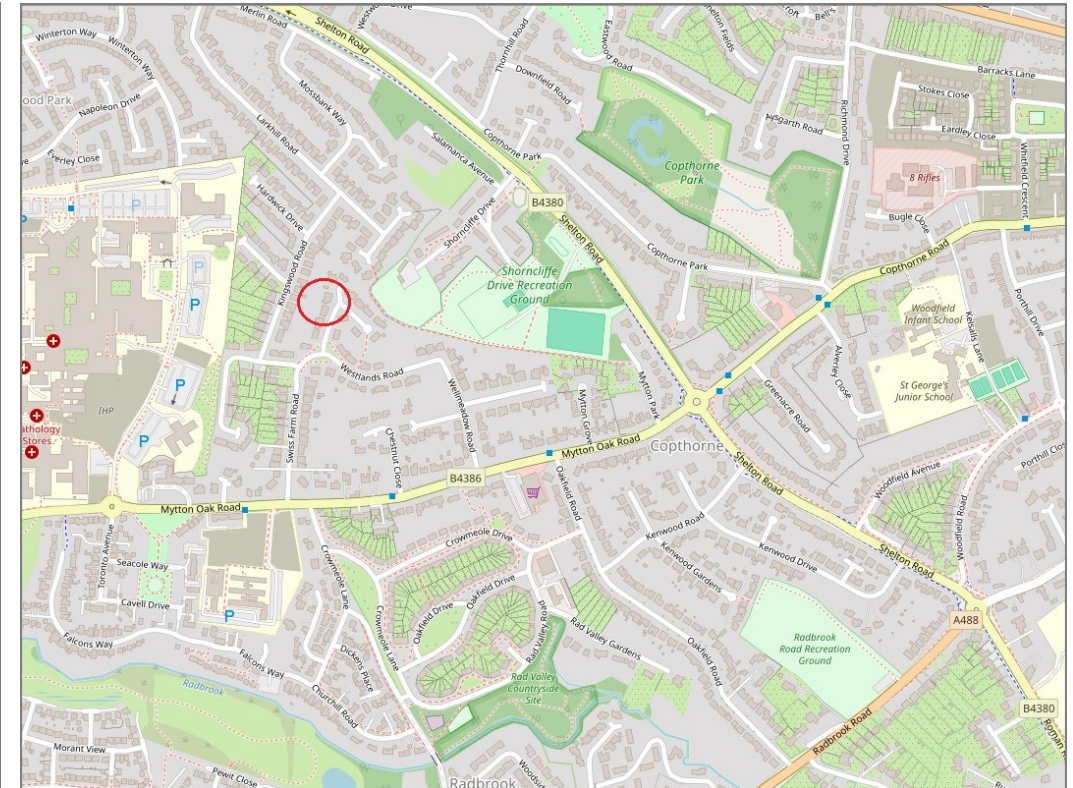
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**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>Band D</b>
Services	<b>All mains services are connected</b>

**Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

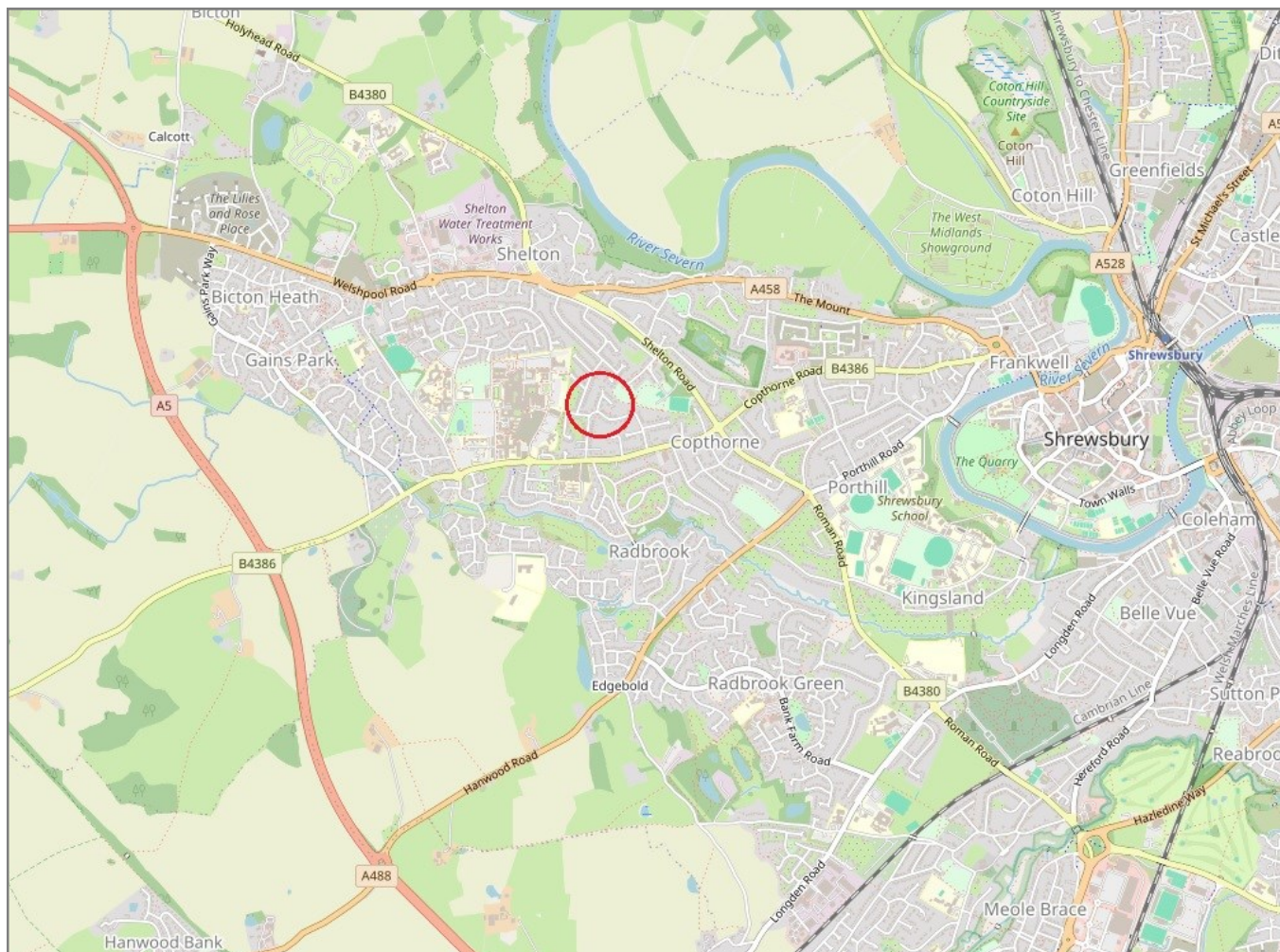


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