

FOR SALE

39 Westwood Drive, Copthorne, Shrewsbury, Shropshire, SY3 8YB



Total area: approx. 116.2 sq. metres (1250.6 sq. feet)



FOR SALE

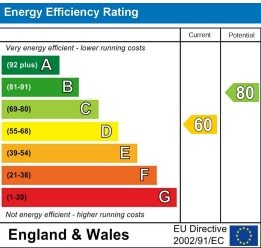
Offers In The Region Of £355,000

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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

**Shrewsbury Sales**  
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FOR SALE

Close to amenities.



2 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s



- Immaculately presented
- Spacious accommodation
- Versatile and well proportioned
- Garage & Large Driveway
- Delightful gardens
- Close to amenities

#### DIRECTIONS

From the Welsh Bridge in the town centre, proceed to the Frankwell roundabout and take the second exit up The Mount. Follow this road past a garage service station on the left hand side and then take the next left turning onto Thornton Road, turning quickly first right onto Westwood Road. Follow the road around and then the property will be seen a short distance on the left

#### SITUATION

The property is situated in a most popular residential area, west of the town centre. In the locality there are a selection of amenities including pubs, basic shops, highly regarded schools and the Royal Shrewsbury Hospital. The town centre is readily accessible and includes a comprehensive range of shops, restaurants, social facilities and a rail service.

#### DESCRIPTION

39 Westwood Drive is a highly desirable and beautifully presented link detached house providing versatile and lovely accommodation. The ground floor boasts a spacious living room, a separate dining room and beautifully appointed kitchen with useful utility area off. Also to the ground floor is a modern shower room. To the first floor there are three well proportioned bedrooms and the bathroom, together with a separate WC. Outside, is a generous driveway with parking for circa three vehicles, whilst giving access to the garage. The property provides delightful gardens which comprise a porcelain tiled sun terrace with adjoining flowing lawns and an extensive range of flowering shrubbery beds and borders to the rear.

#### ACCOMMODATION

##### STORM PORCH

With tiled floor. Panelled part glazed entrance door with side panels leads through to:

##### ENTRANCE HALL

With tiled floor (under floor heating). Ceiling downlighters. Large built in walk in storage cupboard. Doors off and to:

##### SHOWER ROOM

With tiled floor (under floor heating) and providing a modern white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under, large corner shower cubicle with wall mounted electric shower and inset tiling, ceiling downlighters including extractor fan and wall mounted heated towel rail.

##### LIVING ROOM

With coved ceiling, ornamental fireplace, twin glazed large doors providing attractive aspect and access to the delightful rear gardens. Part glazed doors through to:

##### DINING ROOM

With staircase to first floor. Pleasant outlook over the rear garden and twin part glazed door to:

##### KITCHEN

With tiled floor (under floor heating) and providing an attractive range of eye and base level units comprising cupboards and drawers with generous work surface area over. One and a half bowl sink unit and drainer with mixer tap over. Integral NEFF electric oven and grill with AEG integral microwave over. Four ring stainless steel AEG gas hob unit with extractor hood, part tiled walls and tiled splash. Integrated fridge. Integrated freezer. Tall glass fronted display cupboard. Archway through to:

##### UTILITY AREA

With fitted worktop. Range of eye level storage cupboards. Space for tumble dryer. Space and plumbing for washing machine. Part tiled walls and tiled splash. Panelled part glazed door to side lobby.

##### FIRST FLOOR LANDING

With access to loft space (with loft ladder). Built in airing cupboard containing hot water cylinder. Doors off and to:

##### BEDROOM 1

With built in single wardrobe.

##### BEDROOM 2

Providing an extensive range of fitted bedroom furniture, providing wardrobes, drawer units and cupboards. Additional built in single wardrobe.

##### BEDROOM 3

With built in single wardrobe.

##### BATHROOM

Providing a white suite, wash hand basin in vanity unit with storage cupboards under, panelled bath, fully tiled walls, ceiling downlighters and wall mounted heated towel rail.

##### SEPARATE WC

With low level WC.

##### OUTSIDE

The property is approached over a toughened resin driveway with space for circa three vehicles, whilst also giving vehicular access to the garage and pedestrian access to the front of the property.

##### GARAGE

With remote controlled electric roller entrance door. Power and light points. Wall mounted POTTERTON gas fired central heating boiler.

##### THE GARDENS

To the front the gardens consist of neatly manicured lawns with surrounding herbaceous beds and borders containing a variety of shrubs and plants. There is an added low maintenance slate border for potted plants. The majority of the gardens are located to the rear. These are a most attractive feature. To the side and rear of the property there is an extensive and recently laid porcelain tiled sun terrace providing a fantastic outdoor entertaining space with further room for potted plants. A generous timber storage shed. Steps then rise to beautifully maintained lawns with well stocked neatly designed floral shrubbery beds and borders. To the top section of garden is an additional raised patio seating area with a corner summer house.

##### GENERAL REMARKS

##### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

##### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

##### TENURE

Freehold. Purchasers must confirm via their solicitor.

##### COUNCIL TAX

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

##### VIEWINGS

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