

38 Shelton Road, Copthorne, Shrewsbury, Shropshire,
SY3 8SR

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offered For Sale with NO UPWARD CHAIN, this is an attractive, improved and spacious three double bedroom mature bay fronted detached house, situated within this highly desirable residential location.
The property is within walking distance of tranquil riverside walks within the Quarry Park and the Shrewsbury town Centre. The property is also well situated for access to an array of excellent amenities, highly regarded schooling and the local bypass which links up to the motorway network. Early viewing comes highly recommended by the selling agent. NO UPWARD CHAIN.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, cloakroom, lounge, bay fronted dining room, refitted kitchen/breakfast room, UPVC double glazed conservatory, first floor landing, three double bedrooms, refitted bathroom and separate WC, neatly kept front and enclosed gardens, generous driveway, detached sectional garage, uPVC double glazing, gas fired central heating, sought after residential location. NP UPWARD CHAIN.

The accommodation in greater detail comprises:

uPVC double glazed entrance door gives access to:

Entrance porch

Having uPVC double glazed windows, quarry tiled floor, original stained glazed leaded door then gives access to:

Reception hallway

Having radiator, understairs storage cupboard.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, wash hand basin with mixer tap over and storage cupboard below.

Door from reception hallway gives access to:

Lounge

15'0 x 11'9

Having gas fire (which is currently disconnected) set to a stoned style hearth with matching fire surround, uPVC double glazed window to side, radiator, range of wall light points,

uPVC double glazed French doors from lounge gives access to:

uPVC double glazed conservatory

8'11 x 8'11

Having brick base, tiled floor, a range of UPVC double glazed windows overlooking the property's rear garden, uPVCdouble glazed French doors giving access to rear gardens, polycarbonate roof.

Door from reception hallway gives access to:

Bay fronted dining room

13'5 max into bay x 11'10

Having uPVC double glazed bay window to front, radiator.

Door from reception hallway gives access to:

Refitted kitchen/breakfast room

14'9 x 11'2

Having a range of replaced eye level and base units with built-in cupboards and drawers, integrated double oven, four ring gas hob, dishwasher, fridge freezer, fitted wooden worktops with inset stainless steel sink drainer unit with mixer tap over, wood effect flooring, recessed spotlights to ceiling, radiator, walk-in store cupboard housing gas fired central heating boiler, space for washing machine, uPVC double glazed door giving access to side of property, wall mounted extractor fan, uPVC double glazed window to rear.

From reception hallway stairs rise to:

Half landing

Having two uPVC double glazed windows.

Stairs then rise to:

First floor landing

Having uPVC double glazed window to front, radiator, linen store cupboard.

Doors from first floor landing then give access to: Three double bedrooms and refitted bathroom and separate WC.

Bedroom one

15'0 x 11'10

Having uPVC double glazed window to side and rear of property, range of fitted wardrobes and storage cupboard above, vanity unit with sink and tiled splash surrounds, radiator.

Bedroom two

11'10 x 11'2

Having uPVC double glazed window to front radiator, picture rail.

Bedroom three

11'5 x 8'4

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

Refitted family bathroom

Having a modern suite comprising: Panel bath, vanity unit with inset sink, tiled shower cubicle with wall mounted mixer shower, vinyl floor covering, part tiled to walls, heated chrome style towel rail, uPVC double glazed window to rear, recessed spotlights, extractor fan and loft access to ceiling.

Separate WC

Having a low flush WC, uPVC double glazed window to side, wall mounted extractor fan.

Outside

To the front of the property there is a lawn garden with neatly kept shrubs, bushes and low rise brick walling screening the pedestrian pathway. Brick paved pathway leads to the front door where there is a brick paved patio area. Brick paved and tarmacadam driveway providing ample off street parking for a number of vehicles with access leading to a:

Sectional garage

Gated pedestrian side access then leads to the property's:

Rear garden

Having brick paved patio, paved sun terrace, lawn gardens, generous size timber garden shed, well stocked borders containing a variety of shrubs, plants and bushes, outside cold tap and lighting point. The rear garden is enclosed.

AGENTS NOTES

The vendors inform us that the property has recently had a new roof, guttering and downpipes at a cost of approximately £25,000.

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 E

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

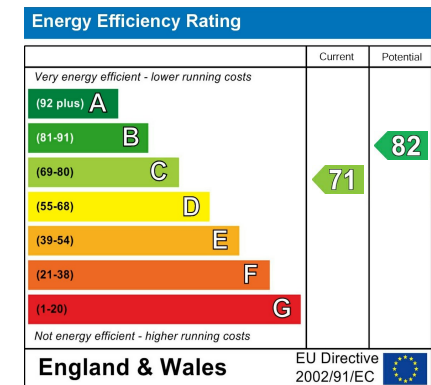
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

