



5 Mytton Grove, Copthorne, Shrewsbury, Shropshire, SY3 8UF

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.

Offers In The Region Of £315,000

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position. This is an attractive, well presented and improved, mature bay fronted three bedroom semi-detached house. The property is situated in this highly desirable residential location within close proximity to highly regarded schooling and a good array of local amenities and walking distance to the Shrewsbury town centre. Commuters will be pleased to know that access is easily accessible to the bypass which links up to the M54 motorway network. Early viewing comes highly recommended. The accommodation briefly comprises the following: Reception hallway, bay fronted lounge, separate dining room, glazed lean-to, stylish re-fitted kitchen with built-in appliances, outside brick-built wash store, first floor landing, three bedrooms, re-fitted bathroom, front and south-westerly facing rear garden, generous driveway, upvc double glazing, gas fired central heating, cul-de-sac position, sought after residential location. Viewing is highly recommended.

The accommodation in greater detail comprises:

Storm porch

Having stained leaded glazed entrance door with matching glazed windows to side and above gives access to:

Reception hallway

Having wood effect flooring, under-stairs storage cupboard and a digital heating control panel. Door from reception hallway gives access to:

Bay fronted lounge

11'00 x 10'11
Having upvc double glazed window to front, attractive fireplace, radiator. Door from bay fronted lounge gives access to:

Dining room

11'0 x 10'1
Having an attractive fireplace with tiled hearth and decorative timber fire surround, picture rail, wood effect flooring. Wooden glazed door from dining room gives access to:

Glazed lean-to

10'0 x 8'2
Having a range of glazed windows overlooking the rear garden with glazed door giving access giving access to rear garden and glazed roof.

Door from reception hallway gives access to:

Stylish re-fitted kitchen

8'0 x 6'3 excl under-stairs recess area
Having a range of modern eye level and base units with built-in cupboards and drawers, fitted granite worktops with inset stainless steel sink drainer unit and mixer tap over, integrated Neff tilt and hide oven, four ring Neff hob and concealed cooker canopy over, integrated Neff dishwasher, integrated fridge, two upvc double glazed windows, wood effect flooring, tiled splash surround.

From reception hallway stairs rise to:

First floor landing

Having upvc double glazed window to side. From first floor

landing doors give access to three bedrooms and re-fitted bathroom.

Bedroom one

11'1 x 11'0
Having upvc double glazed window to rear, radiator, picture rail.

Bedroom two

11'0 x 10'3
Having upvc double glazed window to front, radiator.

Bedroom three

8'0 x 6'5
Having upvc double glazed window to front, radiator, picture rail.

Re-fitted bathroom

Having a modern three piece suite comprising: P-shaped paneled bath with electric shower over plus additional hand-held shower attachment off mixer tap with glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit, wood effect flooring, upvc double glazed window to rear, extractor fan to ceiling, loft access.

Outside

To the front of the property there is a lawned garden with inset shrubs. To the side of this there is a stoned driveway which leads to the side of the property, providing ample off street parking. The rear garden have a south-westerly facing aspect and comprises: Paved patio area, stoned sections, shaped lawned garden, raised beds, timber garden shed, brick-built wash store (SPACE for washing machine). The rear garden is enclosed by fencing.

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 C

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

