



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.

18 Woodfield Road, Copthorne, Shrewsbury, Shropshire,
SY3 8HZ

www.hbshrop.co.uk



Offers In The Region Of £460,000

Viewing: strictly by appointment
through the agent

Occupying a pleasing corner plot position, this is an attractive and extended, double fronted three bedroom semi-detached house. The property is situated in this most desirable residential location, just a short stroll from the Quarry Park with riverside walks leading to the historic town centre of Shrewsbury. Good local amenities nearby include a local shop and highly regarded schooling. This property has the added benefit of being offered For Sale with NO UPWARD CHAIN and an early viewing is recommended by the sole selling agent.

The accommodation briefly comprises, the following: Storm porch, reception hallway, lounge, dining room, re-fitted kitchen / breakfast room, utility room, cloakroom. First floor landing having three bedrooms, shower room, separate WC. Front, side and rear well-established gardens, two driveways giving off-street parking for three cars, timber detached garage, workshop (which could be used as a home office), extensive double glazing, gas fired central heating. Period internal doors, picture rails, high ceilings and large windows throughout.

Offered for sale for the first time in over 50 years and with NO UPWARD CHAIN, this much-loved family home is looking for new owners to enjoy its full potential, in this sought after residential location. Viewing is highly recommended.

The accommodation in greater detail comprises:

Storm porch

With double glazed entrance door and uPVC double glazed window to side, gives access to:

Reception hallway

Having radiator, under-stairs storage cupboard, picture rail. Door from reception hallway gives access to:

Lounge

13'11 x 12'5

Dual aspect room, having uPVC double glazed window to front and sealed unit double glazed window to side, picture rail, radiator, brick style fire surround with timber mantel.

Door from reception hallway gives access to:

Dining room

12'5 x 12'3

Having uPVC double glazed window to front, gas fire (this is where the gas fired central heating BACK BOILER is housed), picture rail, fitted shelf display unit with storage cupboards and drawers below.

Door from reception hallway gives access to:

Re-fitted kitchen / breakfast room

12'7 x 11'11

Having replaced eye level and base units with built-in cupboards and drawers, integrated double oven, four ring electric hob, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, sealed unit double glazed window to the rear, useful under-stairs storage cupboard, radiator, vinyl floor covering (SPACE FOR UPRIGHT FRIDGE FREEZER), part glazed door from re-fitted kitchen / breakfast room gives access to:

Utility room

7'6 x 5'1

Having Belfast style sink, fitted worktops to side (SPACE FOR APPLIANCES), quarry tiled floor, part glazed door giving access to the rear gardens and a glazed window to side, eye level storage cupboard. Door from utility room gives access to:

Cloakroom

Having low flush WC, vinyl tiled effect floor covering, wall-mounted electric heater, fitted wall units.

From reception hallway stairs rise to:

First floor landing

Having uPVC double glazed window to side, loft access, picture rail. Doors from first floor landing give access to three bedrooms and shower room and separate WC.

Bedroom one

13'11 x 9'11

Dual aspect room, having two uPVC double glazed windows, two fitted wardrobes, radiator, picture rail.

Bedroom two

12'6 x 10'11

Having uPVC double glazed window to front, airing cupboard, fitted wardrobe, picture rail.

Bedroom three

9'0 x 8'10

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

Shower room

Having a fully tiled shower cubicle, wash hand basin, tiled to walls, vinyl floor covering, radiator, uPVC double glazed window to the rear.

Separate WC

Having low flush WC, wall-mounted electric heater, uPVC double glazed window to the rear, vinyl floor covering.

Outside

To the front of the property there is a good sized driveway, providing ample off street parking. To the side of this, there is a lawned garden with inset shrubs, plants and bushes. The public pedestrian pathway is screened by low rising brick walling. From the driveway / side of the property wrought iron gates lead to the property's rear gardens having: Paved patio area with outside lighting point and a cold water tap, lawned gardens with mature shrubs, plants and bushes, timber garden shed. A centralised pedestrian paved pathway then leads to a secondary driveway accessed by wrought iron gates. From this secondary driveway access is then given to:

Detached timber garage

16'2 x 9'1

From the rear gardens a part glazed door gives access to:

Workshop

10'0 x 9'8

Having glazed windows, fitted power and light.

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 D

As taken from the Gov.uk website we are advised the property is in Band D - 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).

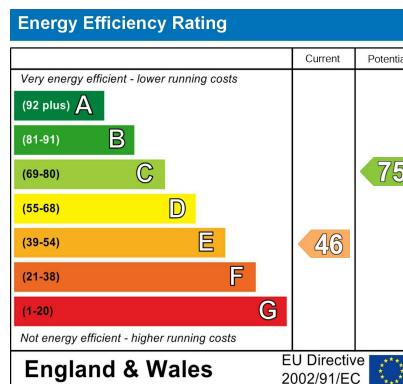
Referral fee disclaimer

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.



FLOORPLANS

