

14 Copthorne Drive, Copthorne, Shrewsbury, Shropshire,
SY3 8RY

www.hbshrop.co.uk



Offers In The Region Of £465,000

Viewing: strictly by appointment
through the agent

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

Offered For Sale with NO UPWARD CHAIN is this attractive, spacious, well presented and extended three bedroom period semi-detached house. The property is located within this highly desirable residential location within walking distance of highly regarded schooling, tranquil riverside walks in the Quarry Park and the historic town Centre of Shrewsbury. Commuter's will be pleased to know that access is readily accessible to the local bypass which in turn links up to the M54 motorway network. This property will be of interest to a number of potential purchasers and an early viewing is highly recommended by the selling agent.

The accommodation briefly comprises, the following: Storm porch, reception hallway, cloakroom, lounge. sitting room, re-fitted kitchen/diner, utility room, first floor landing, three bedrooms, re-fitted bathroom, tarmacadam driveway, landscaped rear enclosed gardens, uPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

Storm porch

With leaded stained glazed wooden entrance door gives access to:

Reception hallway

Having period tiled floor, picture rail, dado rail, under stairs storage cupboards.

Wooden paneled door from reception hallway gives access to:

Cloakroom

Having WC with hidden cistern, wash hand basin with mixer tap over set to a wooden stand, quarry tiled floor, radiator, extractor fan and recessed spotlights to ceiling, uPVC double glazed window to side. Wooden paneled door from reception hallway gives access to:

Lounge

14'2 x 11'9

Having two uPVC double glazed windows to front, radiator, exposed wooden flooring, picture rail, coving to ceiling, period style open fire place with timber fire surround, fitted storage cupboard, two wall light points.

Wooden paneled door from reception hallway gives access to:

Sitting room

12'10 x 11'7

Having featured exposed brick chimney breast, with wood burning stove, recessed spotlights to ceiling, radiator, wood effect lvt flooring, square arch from sitting room gives access to:

Re-fitted kitchen/diner

17'5 x 12'9

Kitchen is fitted with shaker style kitchen doors eye level and base units with built-in cupboards and drawers, integrated Bosch double oven, fridge freezer, dishwasher, five ring induction hob with stainless steel cooker canopy over, fitted granite worktops with inset sink drainer unit with mixer tap over, tiled floor with under floor heating, UPVC double glazed window to the rear, UPVC double glazed French doors giving access to the rear gardens, recessed spotlights to ceiling, free-standing kitchen island with cupboard's and drawers below and fitted wooden style worktop.

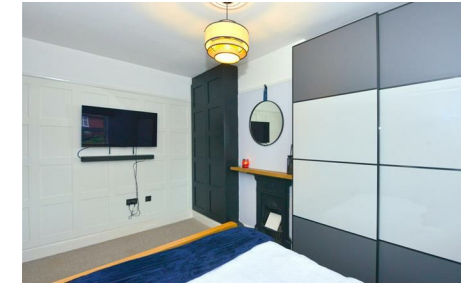
Door from kitchen/diner gives access to:

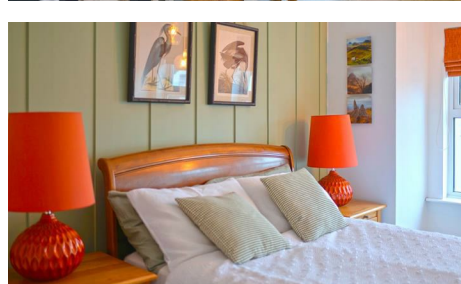
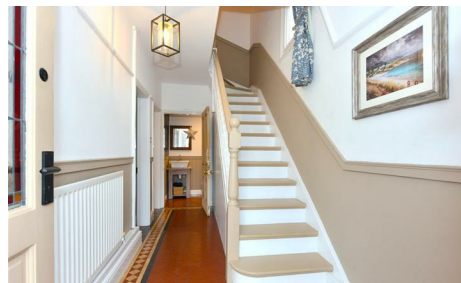
Utility room

6'0 x 4'11

Having modern eye-level and base units, space for washing machine, fitted worktop with inset stainless steel sink, tiled floor, recessed spotlights and extractor fan to ceiling.

From reception hallway an exposed wooden staircase with glazed sash windows to side lead to:





Having access to boarded loft. Wooden paneled doors from first floor landing give access to three bedrooms and re-fitted bathroom.

 $14'4 \times 10'6$

Having two uPVC double glazed windows to front, radiator, period style fireplace, fitted wardrobe, picture rail.

13'1 x 8'4 excluding recess

Having uPVC double glazed window to rear, fitted wardrobe, period style fireplace with wooden mantle above, radiator, picture rail.

9'3 x 8'6

Having uPVC double glazed window to rear, fitted shelved storage cupboard, radiator, period style fireplace.

Having a modern three piece suite comprising: P-shaped paneled bath with mixer shower over, glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit with storage drawers below, mixer tap over, UPVC double glazed window to front, fitted towel rail, recessed spotlights to ceiling.

To the front of the property there is a tarmacadam driveway, providing off street parking, gated pedestrian side access then leads to the property's landscaped rear gardens, having brick edged Indian sandstone paved patio with outside cold tap, matching pathway from garden, well stocked borders containing a variety of specimen shrubs, plants and bushes, large timber shed and timber pergola structure, ideal for hot tub etc. The rear gardens are enclosed by fencing.

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.

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.

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.

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).

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.

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.

