

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

[www.hbshrop.co.uk](http://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



**Offers In The Region Of £465,000**

Viewing: strictly by appointment  
through the agent

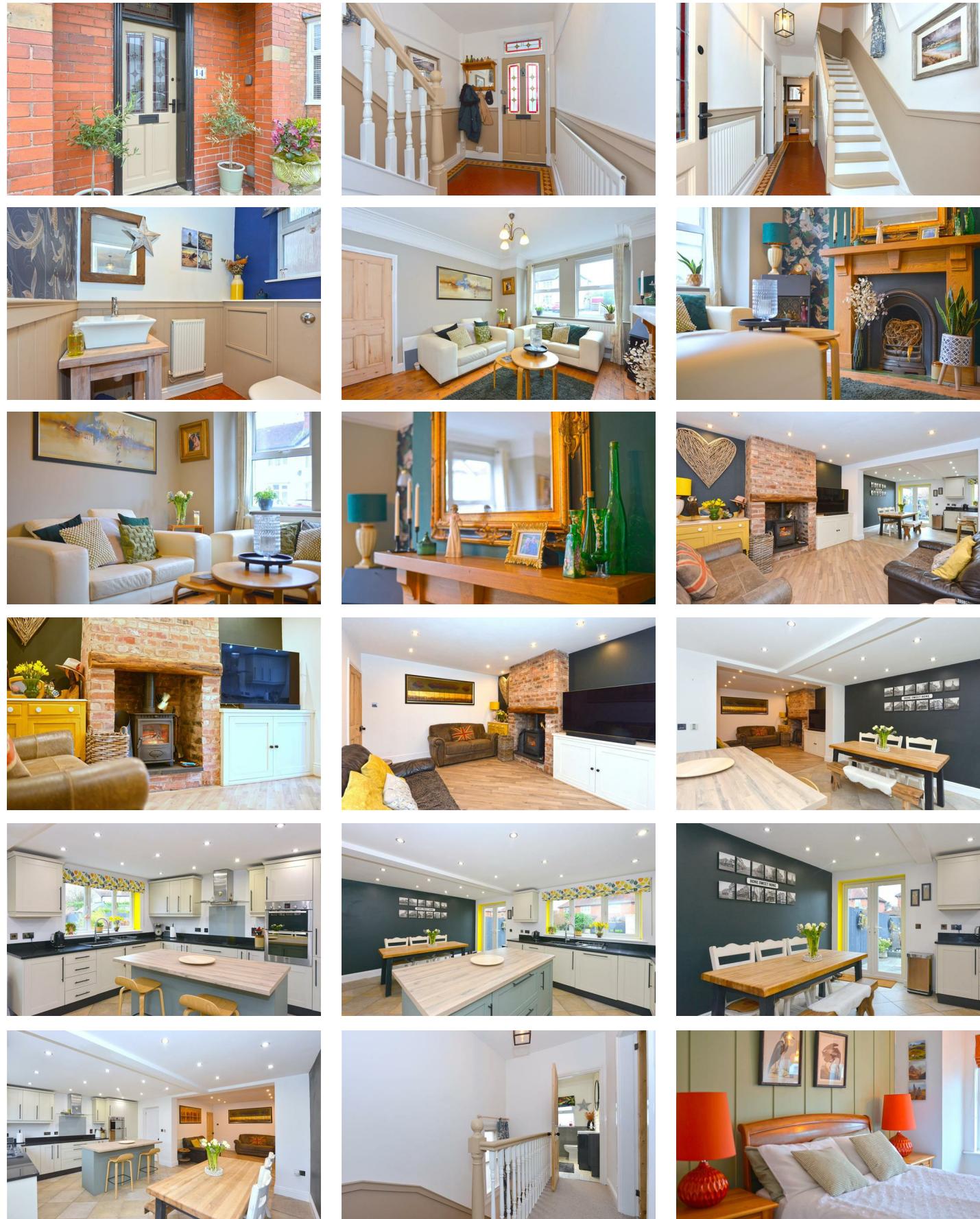
**Holland Broadbridge**

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**First floor landing**

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

**Bedroom one**

14'4 x 10'6

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

**Bedroom two**

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.

**Bedroom three**

9'3 x 8'6

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

**Re-fitted bathroom**

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.

**Outside**

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.

**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.

