



2 Tudor Gate, Copthorne, Shrewsbury, Shropshire, SY3 8NZ

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

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- 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.
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Located on an exclusive modern gated development within this highly desirable residential location this is an attractive, substantial modern and well presented 6 bedroom detached, 4 bathrooms and 3 reception room residence, which boasts instantly appealing living accommodation over three floors and offers many pleasing features, some of which include: large family kitchen/diner with adjoining family area, master bedroom with en-suite bathroom, guest bedroom with en-suite shower room, two family bathrooms along with landscaped low maintenance front and rear gardens. The property is situated within striking distance of the medieval town centre of Shrewsbury, Quarry park with tranquil riverside walks and an excellent variety of local amenities and highly regarded schooling. Early viewing comes highly recommended by the selling agent as it has the benefit of having NO UPWARD CHAIN.

Accommodation

Reception hallway, cloakroom, bay fronted lounge, large modern kitchen/diner, family area, utility room, first floor landing, master bedroom with en-suite bathroom, guest bedroom with en-suite shower room, further bedroom, family bathroom (one), second floor landing having three further bedrooms and family bathroom (two), low maintenance front garden, landscaped rear enclosed gardens, partially converted garage, brick paved driveway plus additional residence communal parking, sealed unit double glazing, gas fired central heating. Viewing is recommended.

Storm porch with composite double glazed entrance door gives access to:

Reception hallway
Having engineered wooden flooring, radiator, coving to ceiling, storage cupboard, service door to garage.

Door from reception hallway gives access to:

Cloakroom
Having low flush WC, pedestal wash hand basin, radiator, gloss tiled floor, extractor fan to ceiling.

Door from reception hallway gives access to:

Bay fronted lounge
16'3" max into bay x 12'4"
Having bay with sealed unit double glazed windows to front, engineered wooden flooring, contemporary stoned effect gas fire set to a marble style hearth with matching fire surround, two radiator, coving to ceiling.

Door from reception hallway gives access to:

Large family kitchen/diner
26'9" x 9'8"
The dining area comprises: gloss tiled floor, sealed unit double glazed window to rear, radiator, coving to ceiling, TV aerial point.

The kitchen area comprises: a range of contemporary eye level and base units with built-in cupboards and drawers, fitted granite worktops with inset 1 1/2" stainless steel sink drainer unit with mixer tap over, integrated oven, four ring gas hob with cooker canopy over, integrated dishwasher, space for up-right fridge freezer, gloss tiled floor, coving to ceiling, recessed spotlights to ceiling, sealed unit double glazed window to rear.

From kitchen/diner access is then given to:

Family area
11'1" x 10'5"
Having sealed unit double glazed window to rear, sealed unit double glazed French doors giving access to rear gardens, gloss tiled floor, radiator, coving to ceiling.

From kitchen/diner door gives access to:

Utility room
9'1" x 4'10"
Having fitted worktop with inset stainless steel drainer unit with mixer tap over, base unit, space for appliances, gloss tiled floor, double glazed door to side of property, wall mounted gas fired central heating boiler, radiator.

From reception hallway stairs rise to:

First floor landing
Having sealed unit double glazed window, wall mounted thermostat control unit, radiator, cupboard housing pressurised water system.

Doors from first floor landing then give access to: Three bedrooms and bathroom.

Bedroom

17'1" max x 14'3" max into bay
Having walk-in bay, range of sealed unit double glazed windows to front, two radiator, large mirror fronted fitted wardrobes.

Door to:

En-suite bathroom

Having a four piece suite comprising: tiled shower cubicle with wall mounted mixer shower, pedestal wash hand basin, low flush WC, panelled bath, part tiled to walls, recessed spotlights to ceiling, wall mounted extractor fan, shaver point, sealed unit double glazed window to front, ceramic tiled floor, heated chrome style towel rail.

Bedroom

12'10" x 11'11"

Having sealed unit double glazed window to rear, radiator.

Door to:

En-suite shower room

Having tiled shower cubicle with wall mounted mixer shower, low flush WC, pedestal wash hand basin, ceramic tiled floor, heated chrome style towel rail, recessed spotlights to ceiling, wall mounted extractor fan, shaver point.

Bedroom

10'4" x 9'6"

Having sealed unit double glazed window to rear, radiator.

Bathroom

Having a four piece suite comprising, tiled shower cubicle with wall mounted mixer shower, panelled bath, pedestal wash hand basin, low flush WC, art tiled to walls, sealed unit double glazed window to side, wall mounted extractor fan, shaver point, heated chrome style towel rail, ceramic tiled floor.

From first floor landing stairs rise to:

Second floor landing

Having sealed unit double glazed window, wall mounted thermostat control unit.

Doors then give access to: Three further bedrooms and bathroom

Bedroom

14'2" x 12'7" excluding recess

Having sealed unit double glazed window to front, radiator.

Bedroom

15'5" x 9'4"

Having sealed unit double glazed window to side, roof window, radiator.

Bedroom

11'7" x 9'5"

Having sealed unit double glazed window to side, roof window, radiator, loft access.

Bathroom

Having a three piece suite comprising: panelled bath, pedestal wash hand basin, low flush WC, ceramic tiled floor, part tiled to walls, spotlights and extractor fan to ceiling, roof window, heated chrome style towel rail.

Outside

To the front of the property there is a low maintenance barked area with inset shrubs and bushes. To side of this there is a brick paved driveway providing off street parking to two vehicles. Opposite this there is further residence private parking.

Garage

13'1" x 8'8"

The garage has been partially converted to create a gym area but could be converted back to garage easily if required.

Gated side access then leads to the property's:

Landscaped rear gardens

Having Indian sandstone paved patio area, artificial lawn, raised composite decked area. The rear gardens are enclosed by fencing and brick walling.

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.

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).

Disclaimer

Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Maintenance charge for up keep of development

The vendor/s inform us the maintenance charge for upkeep of development is around £300.00 per 6 months

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

FLOORPLANS

