

2 Salamanca Avenue, Copthorne, Shrewsbury, Shropshire,
SY3 8TG

www.hbshrop.co.uk



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The Property Misdescriptions Act
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Offers In The Region Of £395,000

Viewing: strictly by appointment
through the agent

Occupying a delightful leafy position within a quiet and pleasing cul-de-sac, this is a much improved and deceptively spacious three/four bedroom semi detached house, which offers versatile accommodation, perfectly suited to modern family living. The generous well proportioned accommodation is well presented throughout and has been thoughtfully enhanced to provide flexible living space. Located within a desirable residential location, the property enjoys a pleasant outlook whilst conveniently positioned for a range of amenities, excellent schools and transport links. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, shower room with WC, lounge, refitted kitchen/diner, inner hallway, utility room, study, family room/bedroom four, first floor landing, three bedrooms, ensuite washroom, refitted family bathroom, front and good size rear enclosed gardens, generous driveway, UPVC double glazing, gas fired central heating Viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrtance hallway

Having wood effect flooring, radiator, recessed spotlights to ceiling, UPVC double glazed window to front.

From entrance hallway door gives access to:

Shower room

Having corner tiled shower cubicle, low flush WC, wash hand basin, UPVC double glazed window to front, tiled floor, wall mounted heated chrome style towel rail, recessed spotlights and extractor fan to ceiling.

Wooden framed glazed door from entrance hallway gives access to:

Lounge

15'6 x 11'5

Having UPVC double glazed window to rear, radiator, wood burning stove with inset timber mantle above.

From entrance hallway access is given to:

Refitted kitchen/diner

20'4 x 12'10

The kitchen area comprises: A range of replaced eye level an base units with built-in cupboards and drawers, integrated double oven, dishwasher, fridge, four ring electric hob with stainless steel cooker canopy over, fitted wooden style worktops with inset sink and mixer tap over, UPVC double glazed window to front, cupboard housing Baxi gas fired central heating boiler, recessed spotlights to ceiling. The dining area comprises: UPVC double glazed French doors giving access to rear gardens with UVC double glazed window to side, wall hung contemporary radiator, wood effect flooring.

Square arch from kitchen/diner gives access to:

Inner hallway

Having radiator, recessed spotlights to ceiling.

From inner hallway access is then given to Utility room, Study and family room/bedroom four.

Utility room

9'11 x 7'10

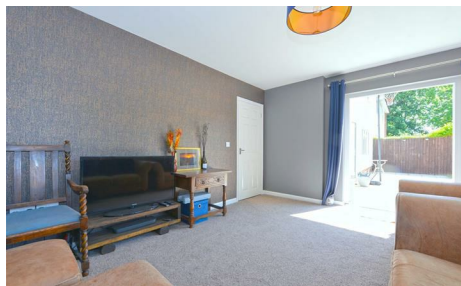
Having eye level and base units, fitted style worktops with inset sink drainer unit with mixer tap over, space for appliances, UVC double glazed window to front, wall mounted extractor fan, UPVC double glazed door giving access to side of property, contemporary wall hung radiator.

Study

9'11 x 8'0

Having UPVC double glazed window to side, radiator.





Family room/bedroom

13'8 x 10'10

Having UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, contemporary wall hung radiator.

From entrance hallway stairs rise to:

First floor landing

Having loft access, over stairs storage cupboard, airing cupboard.

From first floor landing doors give access to: Three bedrooms and refitted bathroom.

Bedroom one

12'11 x 10'11

Having UPVC double glazed window to rear, built-in wardrobe, radiator.

Bedroom two

12'8 x 11'4

Having built-in double wardrobe with shelved storage cupboard to side, UPVC double glazed window to rear, radiator.

From bedroom two door gives access to:

Ensuite washroom

Having low flush WC, wash hand basin, vinyl floor covering.

Bedroom three

9'11 x 8'10

Having UPVC double glazed window to front, built-in wardrobe, radiator.

Refitted bathroom

Having a three piece suite comprising: P shaped panel bath with drench shower over plus hand-held shower attachment off, low flush WC, wash hand basin with mixer tap over storage cupboard below, tiled floor, UPVC double glazed window to front, mirror fronted bathroom cabinet, heated chrome style towel rail.

Outside

To the front of the property there is a good size tarmac driveway with additional stone parking forecourt area to side. The front garden predominantly laid to lawn with well established bushes, shrubs and trees, paved pathway to front door. Gated pedestrian side access then leads to the property's:

Large rear gardens

Comprising: Paved patio, lawn garden, timber garden shed, inset shrubs, raised beds. The rear gardens are enclosed by fencing.

AGENTS NOTE

The vendor informs us there is a management charge for the up keep of the communal areas which is currently £36 per calendar month.

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

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.

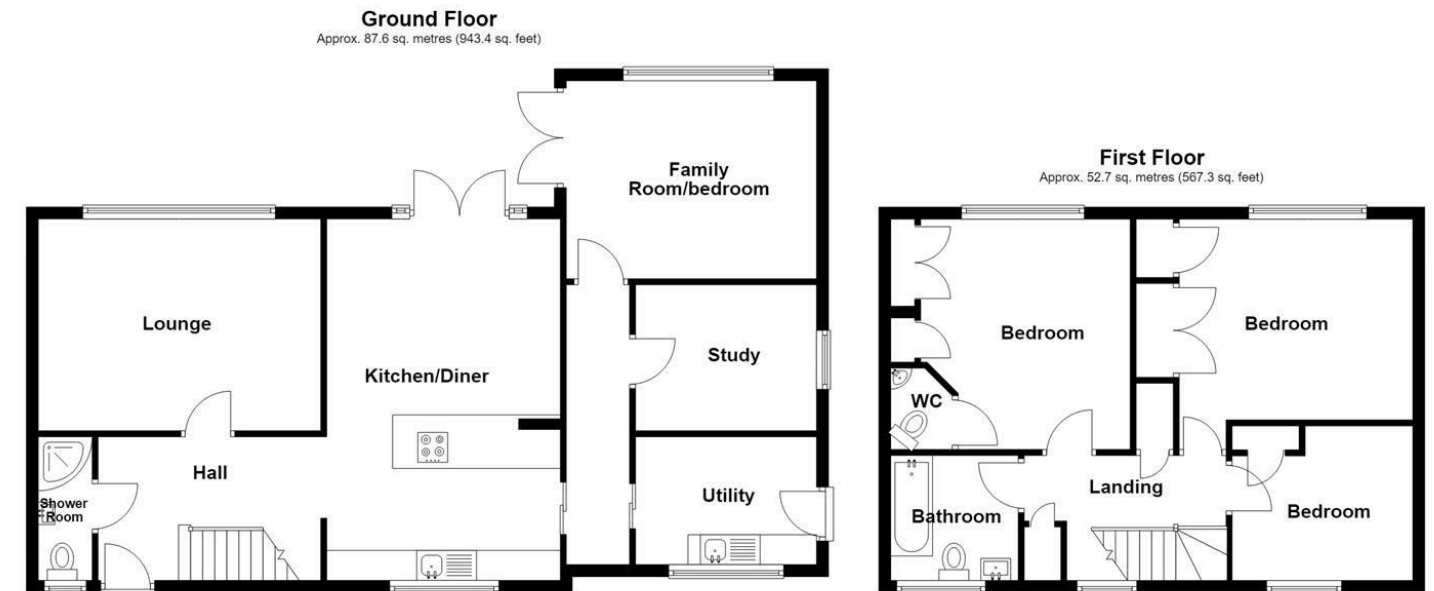
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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



Total area: approx. 140.3 sq. metres (1510.7 sq. feet)

For illustrative purposes only. Not to scale.
Prepared by Shropshire Property Professionals
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Plan produced using PlanUp.