



11 Shorncliffe Drive, Copthorne, Shrewsbury, Shropshire, SY3 8TE

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**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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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.
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**Offers In The Region Of £229,500**

Viewing: strictly by appointment  
through the agent

Offered for sale with NO UPWARD CHAIN and having the added unusual benefit of a single garage, this is a spacious and well proportioned two double bedroom semi detached house. The property is located within this desirable residential location having good local amenities, highly regarded schooling, the Quarry Park and Shrewsbury town centre. This property will be of interest to a number of buyers and viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, kitchen, first floor landing, two double bedrooms, bathroom, front and mature good size rear gardens, brick store with adjoining secondary store/workshop, garage, communal residence parking, pleasing sunny South Easterly facing rear garden, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Canopy over UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

**Entrance hallway**

Having engineered wooden flooring, understairs storage cupboard, radiator, wall mounted thermostat control unit.

Door from entrance hallway gives access to:

**Lounge/diner**

19'10 x 9'5 excluding recess

Having two radiators, UPVC double glazed window to front and rear, gas fire, engineered wooden flooring, coving to ceiling.

Wooden framed glazed door from entrance hallway gives access to:

**Kitchen**

11'7 x 8'0

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, tiled splash surrounds, vinyl floor covering, radiator, UPVC double glazed window to rear, UPVC double glazed door giving access to side of property, under-stairs storage cupboard.

From entrance hallway stairs rise to:

**First floor landing**

Having UPVC double glazed window to side, loft access.

Doors the give access to: Two double bedrooms and bathroom.

**Bedroom one**

14'8 x 8'5

Having two UPVC double glazed windows to front, airing cupboard with hot water tank cylinder unit and built-in wardrobe to side plus additional double over-stairs built-in wardrobe.

**Bedroom two**

11'1 x 9'1

Having UPVC double glazed window with pleasing aspect to rear, radiator.

**Bathroom**

Having three piece suite comprising: Panel bath with electric shower over, pedestal wash hand basin, low flush WC, heated chrome style towel rail, vinyl tiled effect floor covering, tiled to walls, UPVC double glazed window to rear.

**Outside**

To the front of the property there are lawn gardens with paved pathway giving access to front door. Gated side access then leads to covered side entrance having brick store housing gas meter and further:

**Brick store/workshop**

8'1 x 6'0

Access is then given to the property's:

**Rear gardens**

Having paved patio area, lawn gardens, mature trees, bushes, timber garden shed. The rear gardens are enclosed by fencing. To the top of Shorncliffe Drive there are a row of garages one of these garages is included in the Sale of 11 Shorncliffe Drive. When facing the garages with the playground of the left hand-side it is the 3rd garage along.

**AGENTS NOTE**

There is a service charge/management fee for the upkeep of the development it is called a Shorncliffe Drive residents Co Ltd. The Service charge is approximately £36.00 PCM.

**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 B**

**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**

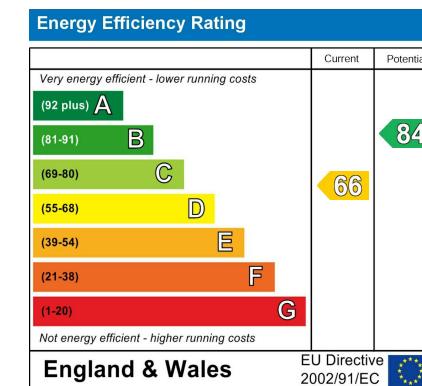
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.

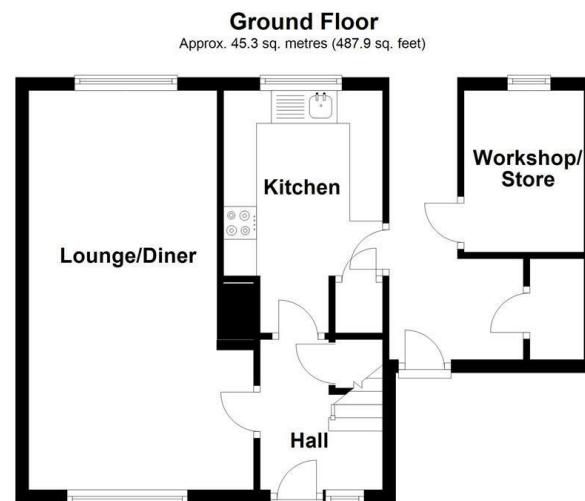
**Disclaimer**

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**



Ground Floor  
Approx. 45.3 sq. metres (487.9 sq. feet)



First Floor  
Approx. 32.6 sq. metres (350.8 sq. feet)

Total area: approx. 77.9 sq. metres (838.8 sq. feet)