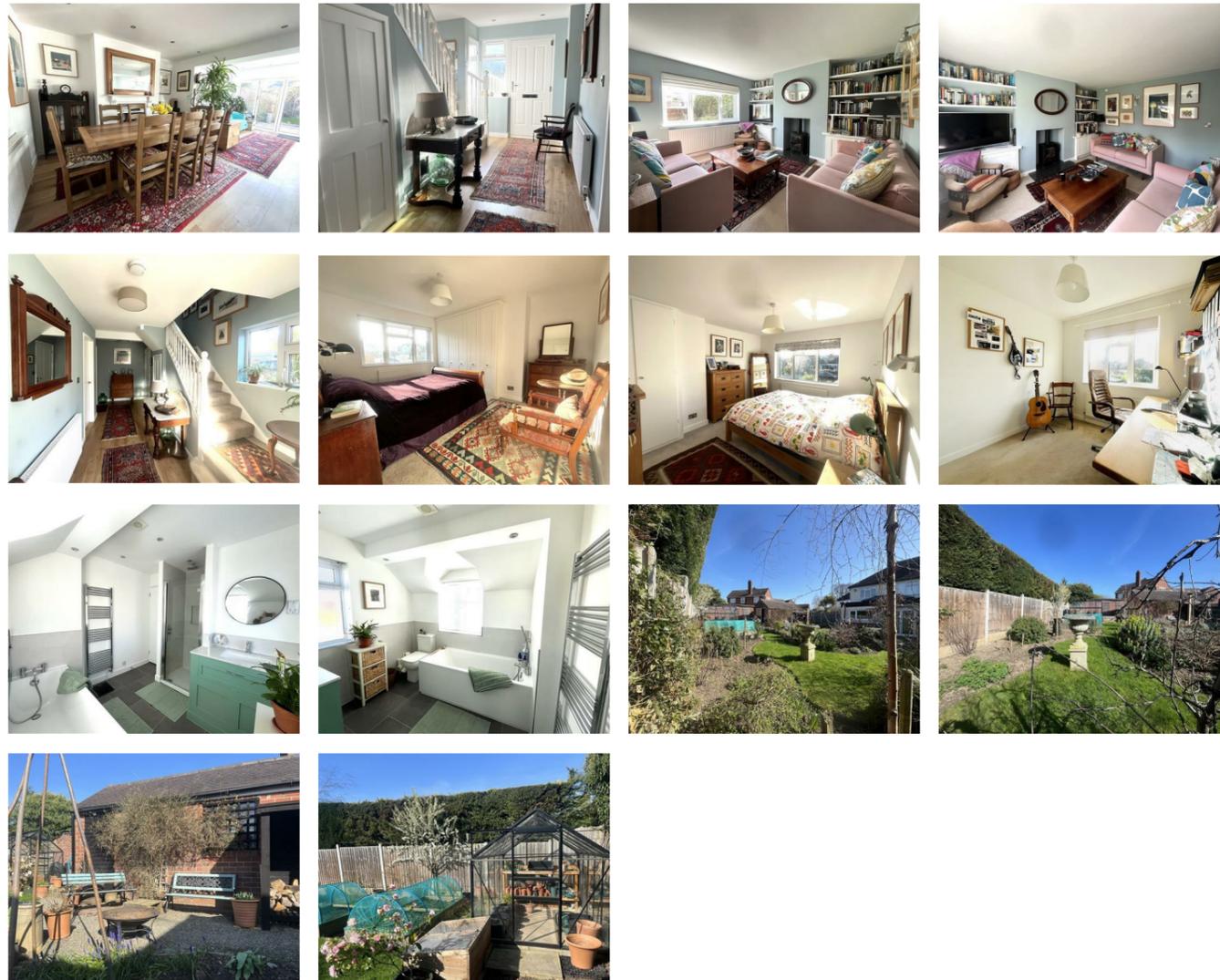


41 Westlands Road, Copthorne, Shrewsbury, Shropshire,
SY3 8UT

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.
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Offers In The Region Of £450,000

Viewing: strictly by appointment through the agent

Occupying a lovely and particularly secluded cul-de-sac position, this is an attractive, well presented, much improved and extended three double bedroom semi-detached house. The property is situated in this highly desirable residential location, within walking distance of excellent amenities, highly regarded schooling and is well placed for easy access to the Shrewsbury Town Centre and local by-pass linking up to the M54 motorway network. This superb property will be of interest to a number of buyers and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, re-fitted cloakroom, attractive lounge with feature wood burning stove, impressive extended spacious kitchen/diner/family room, first floor landing, three double bedrooms, re-fitted bathroom, front side and generous sized South Westerly facing landscaped rear enclosed gardens, driveway with car charging point, detached brick built garage, upvc double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in greater detail comprises:

Composite entrance door gives access to:

Reception hallway

Having two upvc double glazed windows, wood effect flooring, cupboard housing gas fired central heating boiler, under-stairs storage cupboard, radiator.

Door from reception hallway gives access to:

Cloakroom

Having WC with hidden cistern, wall mounted wash hand basin with mixer tap over, upvc double glazed window to side, recessed spotlights to ceiling, wood effect flooring.

Door from reception hallway gives access to:

Lounge

12'10" x 11'5"
Having upvc double glazed window to front, radiator, two wall light points and feature wood burning stove with display shelving to either side.

Door from reception hallway gives access to:

Kitchen/diner/family room

21'0" max reducing down to 16'0" x 18'8"
The dining area comprises: wood effect flooring, radiator, LED spotlights to ceiling.

The kitchen area comprises: a range of attractive eye level and base units with built-in cupboards and drawers, free standing Belling range style cooker with gas and electric cooker, grille, pan drawer and 7 ring gas hob over, integrated fridge freezer, dish washer, washing machine, bin store, LED spotlights to ceiling, cupboard with electricity point ideal for microwave etc, fitted Quartz worktops with inset 1 ½ stainless steel sink with mixer tap over, two upvc double glazed windows, upvc double glazed lantern roof, fitted island with Quartz worktop with fitted drawers below and breakfast bar, wood effect flooring.

Family area which comprises: wood effect flooring, double glazed bi-folding doors giving access to rear gardens, LED spotlights to ceiling, wall hung contemporary radiator.

From reception hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access, shelved storage cupboard.

From first floor landing doors give access to: Three double bedrooms and re-fitted family bathroom.

Bedroom one

12'10" x 11'4" max into recess reducing down to 9'
Having upvc double glazed window to front, radiator, range of fitted wardrobes, two wall light points.

Bedroom two

12'1" x 11'2"
Having upvc double glazed window to rear, radiator, built-in double wardrobe, two wall light points.

Bedroom three

8'10" x 8'9"
Having upvc double glazed window to rear, radiator, fitted wardrobe.

Re-fitted family bathroom

Having a pleasing four piece suite comprising: panelled bath with shower attachment off taps, tiled separate shower cubicle with drench shower over, low flush WC, wash hand basin with stone worktop mixer tap over and storage cupboard below, tiled floor, two upvc double glazed window, recessed spotlights, extractor fan to ceiling., heated chrome style towel rail.

Outside

To the front of the property there is a lawned garden screening the pedestrian pathway via a low rise brick wall mature acer and hedging to one side. Paved pathway gives access to front door and to the side of the property there is a further paved area with mature shrubs and low rise brick walling. To the side of this there is a paved driveway with car charging point which then gives access to:

Good sized detached garage

21'0 x 9'0
With glazed window, double glazed patio doors to rear with LED lights and service points.

In between the house and garage gated pedestrian access then leads to the property's generous sized:

Landscaped rear gardens

Having a pleasing Indian sandstone paved patio with outside lighting point, shaped lawned gardens, raised beds, deep borders containing a variety of specimen shrubs, plants, bushes and fruit trees etc. This landscaped rear garden has a South Westerly facing aspect and is enclosed.

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.

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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

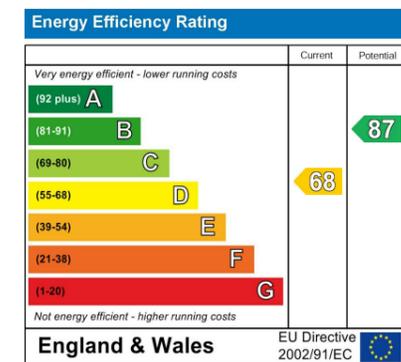
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

