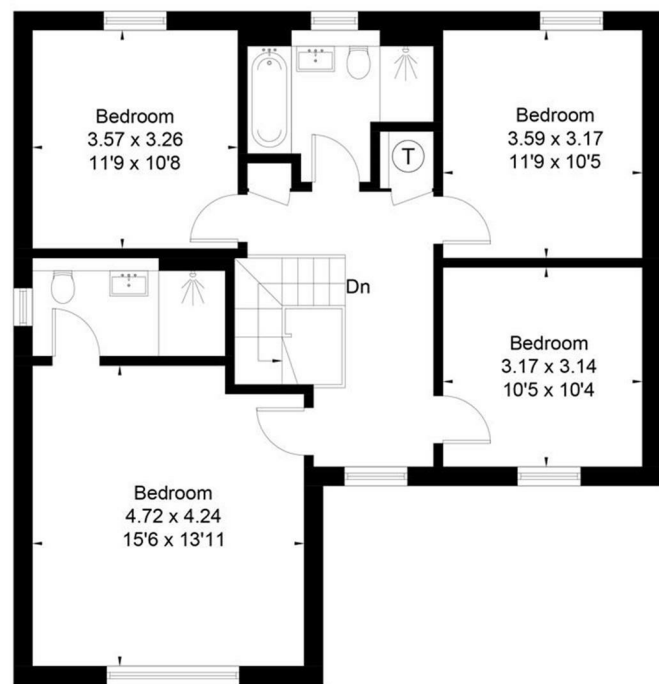
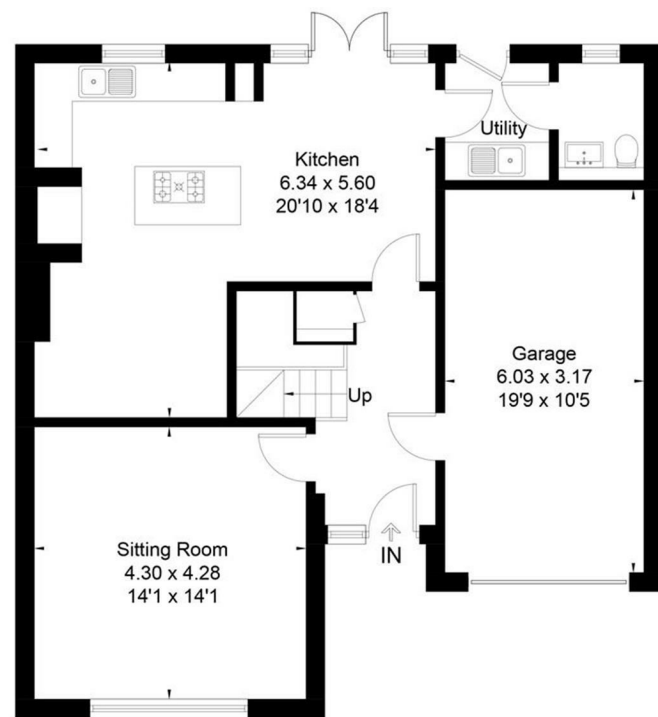


FOR SALE



57 Whitfield Crescent, Copthorne, Shrewsbury, Shropshire, SY3 8FD

Approximate Floor Area = 165.0 sq m / 1776 sq ft (Including Garage)



Ground Floor

First Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only @djd.london #66610



FOR SALE

Price Guide £565,000

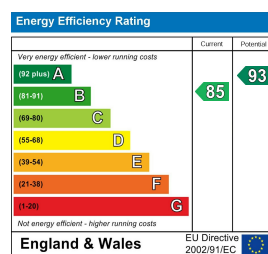
57 Whitfield Crescent, Copthorne, Shrewsbury, Shropshire, SY3 8FD

An incredibly impressive modern family home that is beautifully presented throughout with superb family accommodation and a great size rear garden.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. Mortgage/ financial advice. We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. Do you require a surveyor? We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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2 Reception
Room/s

4 Bedroom/s

2 Bath/Shower
Room/s

- 4 bedrooms
- L shaped Kitchen/breakfast/Family room
- Private rear garden
- Gym/integral garage
- Private parking
- Upgraded finish

DIRECTIONS

From Shrewsbury town centre proceed east over the Welsh Bridge and take the first exit on the roundabout and proceed along Copthorne Road (the B4386). The entrance to the development is on the right hand side the turning after the Copthorne Veterinary Clinic (Belway flags). The property is located on the top far right hand side of the grassed area.

SITUATION

The property is situated in an enviable position, on this popular residential development, on the west side of Shrewsbury, well placed and within reach of excellent amenities including popular schools, the town centre, the Royal Shrewsbury Hospital and within reach of the Shrewsbury by pass, allowing easy access of the M54 motorway link.

DESCRIPTION

Occupying one of the most sought-after positions on the development this superb 4-bedroom family home offers wonderful accommodation over two floors. The property hugely benefits from being opposite the public open space and also has the old barracks wall being the rear part of the boundary which is a lovely feature.

The property entrance has a ceiling to floor window offering light into the reception hall with upgraded flooring that runs through to the kitchen. The main sitting room is of superb proportions and offers great living space. The integral garage has been converted to a gym with gym floor. The current vendors have also added an electric and insulated roller door.

On the first all the bedrooms lead off a large light and bright landing. The principle bedroom is a particular feature due to its sheer size and also has en-suite facilities. There are three further double bedrooms and a family bathroom with separate shower.

The hub of the house is the L-shaped kitchen/breakfast/family room which includes built in appliances, centre island and French doors leading from the kitchen to the rear garden. There is also a utility room with access to the garden and a WC.

Outside, there are two parking spaces to the front the property. The rear gardens have been upgraded by the current owners and include a lovely patio directly to the rear of the property that then leads to the rear of the garden. An area here is perfect for outside entertaining. There is also a good size lawned area.

ACCOMMODATION**RECEPTION HALL**

Floor to ceiling window next to the front door, staircase leading to first floor, access to the sitting room, integral garage (currently the gym) and through the kitchen/breakfast/family room.

KITCHEN BREAKFAST FAMILY ROOM

With dining area, centre island, and sitting area. Access to the rear through French Doors. Utility room and WC beyond.

SITTING ROOM

Window over looking the front of the property, 14'x14', cat 6 cabling.

UTILITY ROOM**GUEST WC**

BEDROOM 1 WITH EN-SUITE SHOWER
15'6" x 13'11

BEDROOM 2

Overlooking the garden.

BEDROOM 3

Overlooking the garden.

BEDROOM 4

Overlooking the garden.

BATHROOM

Family bathroom with separate shower and bath.

OUTSIDE

The property offers larger than expected rear gardens that have two patios perfect for al fresco entertaining. There is a lawn area and the rear boundary is the original barracks brock wall. There is also an electric vehicle charger and two off street parking spaces to the front.

INTEGRAL GARAGE/GYM**THE GARDENS****GENERAL REMARKS****FIXTURES AND FITTINGS**

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band F. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com