

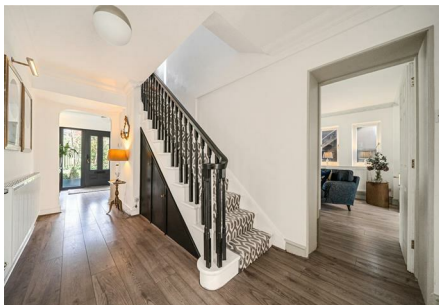


FOR SALE

Offers in the region of £775,000

The Birches, Copthorne Road, Shrewsbury, SY8 8NS

The Birches is a wonderful, detached family home and has been remodelled and updated to a high standard and offers extensive, flowing, and versatile accommodation situated in an incredibly popular location. NO ONWARD CHAIN





- Beautifully appointed
- Spacious accommodation
- Large driveway and Garage
- Private Gardens
- Close proximity to town centre
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury town centre, proceed over the Welsh Bridge to the Frankwell roundabout, take the first exit onto Cophorne Road. Continue a short distance up the hill and the property will be identified, elevated from the road on the right hand side.

SITUATION

The property is attractively situated in a much sought after area which lies to the western side of the town centre. There are a number of local amenities including excellent schools, both state and private, shops, bus services and the Royal Shrewsbury hospital. Furthermore, the town centre is quickly accessible by road or by foot through the Quarry and offers a comprehensive range of amenities including shops, social, leisure facilities and a rail service. There are also some delightful riverside walks available close by. Commuters will note that the A5 link road is easily accessible and links through to the M54 motorway towards Telford and Birmingham.

DESCRIPTION

The Birches is an individual and most impressive detached modern family home, which has undergone a significant refurbishment and improvement throughout. The current owners have altered the ground floor accommodation to provide a wonderful modern day family living environment. An additional major improvement has been the introduction of a brand new kitchen/breakfast/family room, which benefits from Neff 5 ring gas hob with extractor over, Neff double oven, an American style fridge/freezer, dishwasher, Quooker tap, ceramic sink, pantry cupboard and has French doors leading out to a patio. A substantial amount of redecoration has taken place, together with new flooring throughout, where a delightful engineered wood floor has been laid and sweeps through the majority of the accommodation. The accommodation now has a lovely reception hall which leads to a well proportioned living room with stunning feature fireplace. Double doors lead through to a more formal sitting/dining room with gas fire and bifold doors giving access to the rear gardens, A lovely feature bringing the gardens into the house when the weather is suitable. There is also a utility with built in fridge located off the kitchen, a guest WC and the integral garage is currently used as a studio.

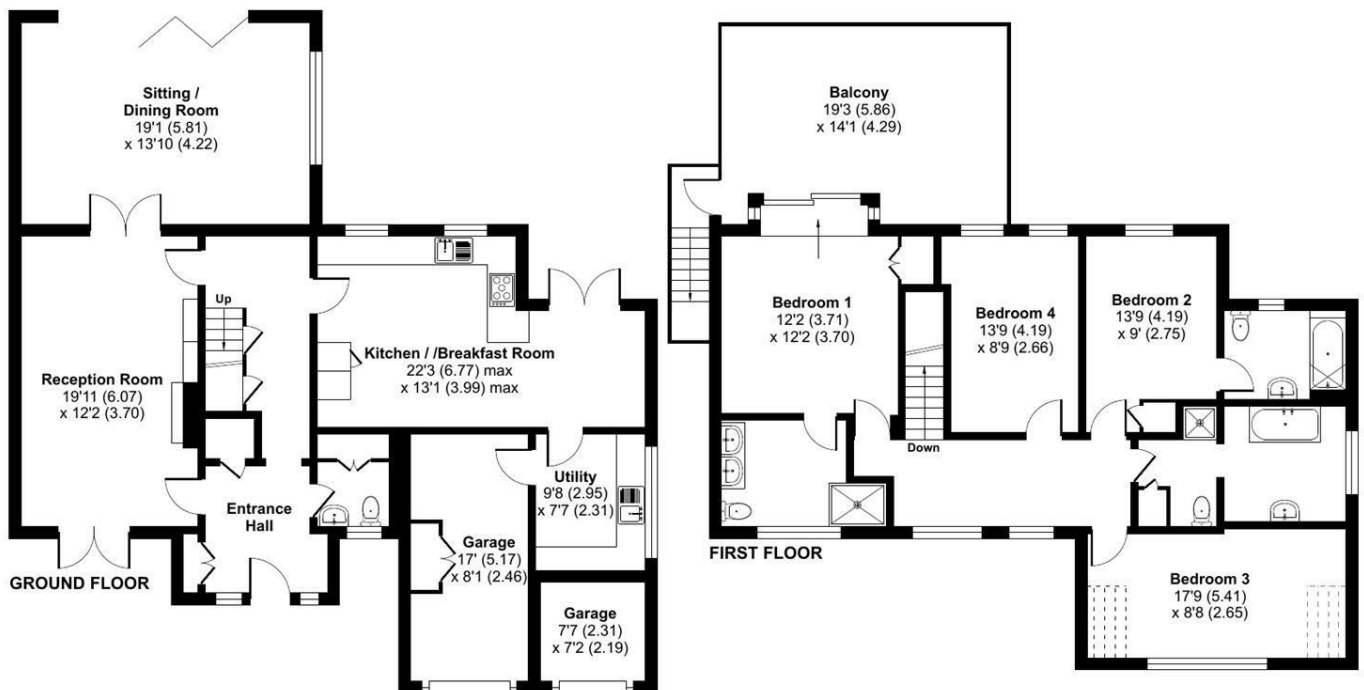
To the first floor, there are four bedrooms, the principal of which benefits from a newly installed en-suite with walk in shower, built in wardrobes and the most amazing roof terrace with spectacular views towards the town centre. Bedroom 2 also benefits from an en suite bathroom with shower over. The remaining two double bedrooms are served by the family room with separate bath, walk in shower, this room has also been completely updated.



Approximate Area = 2057 sq ft / 191.1 sq m
 Limited Use Area(s) = 26 sq ft / 2.4 sq m
 Garages = 186 sq ft / 17.2 sq m
 Total = 2269 sq ft / 210.7 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2025. Produced for Halls. REF: 1262694



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



OUTSIDE

Outside to the front, there is a generous driveway parking area which, in turn, gives access to the garage/current studio. There is a small lawned garden area and an access gate to the side.

GARDENS

The private rear gardens comprise a delightful lawn that wraps around to the side where there is a child's play area. There is a fantastic patio perfect for al fresco entertaining. The gardens are well shielded from the road.

FIXTURES AND FITTINGS

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

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

COUNCIL TAX

The property is currently showing as Council Tax Band E. 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



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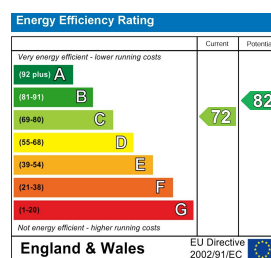
The Birches Copthorne Road, Shrewsbury, SY3 8NS



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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
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