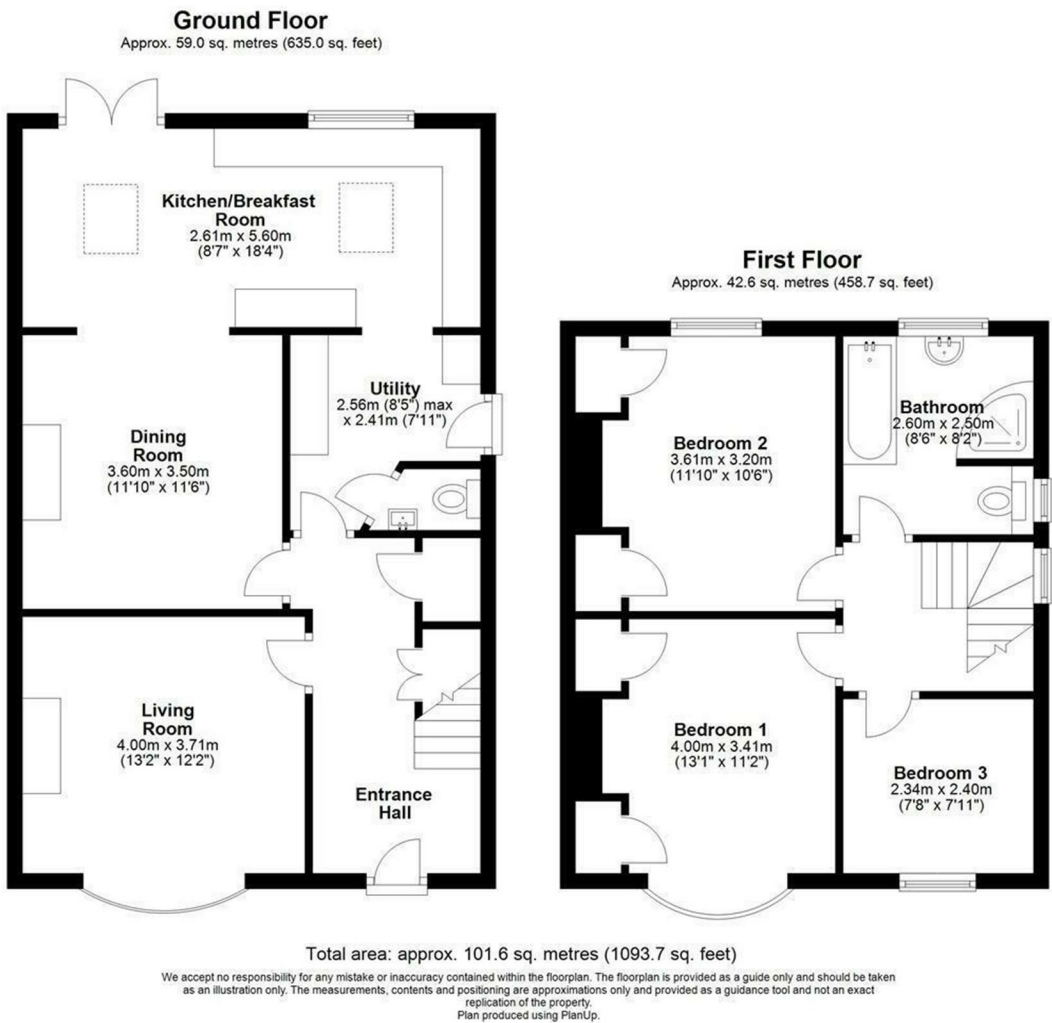


FOR SALE

5 Wellmeadow Road, Copthorne, Shrewsbury, SY3 8UL



FOR SALE

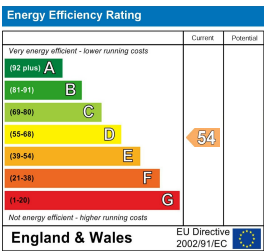
Offers in the region of £345,000

5 Wellmeadow Road, Copthorne, Shrewsbury, SY3 8UL

**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



An extended and highly desirable mature semi detached house, providing a flexible living environment, set with generous gardens in this most convenient and popular locality. NO ONWARD CHAIN.



01743 236 444


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




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Close to town amenities.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Highly desirable location
- Walking distance to amenities
- Extended flexible living environment
- Driveway parking
- Generous appealing gardens
- NO ONWARD CHAIN

**DIRECTIONS**  
From Frankwell, proceed up Copthorne Road and on arrival at the roundabout, proceed straight ahead onto Mytton Oak Road. After a short distance, turn right into Wellmeadow Road and the property will be identified after a short distance on the left hand side.

**SITUATION**  
The property is situated in a most sought after location, being in close proximity to a number of highly regarded schools and the Royal Shrewsbury Hospital. Shrewsbury town centre is easily accessible and includes a comprehensive shopping centre, excellent selection of restaurants and other social facilities including a rail service. Commuters will provide that the A5 provides ready access through to the M54 motorway and Telford or alternatively north to Chester.

**DESCRIPTION**  
5 Wellmeadow Road is a highly desirable and most appealing mature semi detached house, which will no doubt create excellent market appeal. A spacious reception hall leads off to an attractive living room, positioned to the rear of the property is a more open plan arrangement with a sitting room leading through to the kitchen diner, which contains a number of integrated appliances and modern units. Just off the kitchen is a useful utility area and guest WC. To the first floor, there are three well proportioned bedrooms, which are served by the bathroom, which has a separate shower. Outside, there is driveway parking and the gardens which are positioned to both the front and rear, are especially generous in size and predominantly comprise flowing lawns, with the rear also incorporating a sun terrace entertaining area.

**ACCOMMODATION**  
Panelled part glazed entrance door leading into:-

**ENTRANCE HALL**  
With staircase to first floor, built in understairs store cupboard, boiler cupboard housing the Warmflow oil fired central heating boiler, doors off and to:-

**LIVING ROOM**  
With built in storage cupboard and shelving to recess, bay window.

**SITTING ROOM**  
With archway through to:-

**KITCHEN DINER**

**KITCHEN**  
Providing a range of eye and base level soft close units comprising cupboards and drawers with generous worksurface area over and incorporating a one and half bowl sink unit and drainer with mixer tap, integral Zanussi electric oven and grill, with four ring Zanussi electric hob unit and extractor hood. Space for American style fridge freezer, integral Hotpoint dishwasher, additional range of eye and base level cupboards with worktop, with space and plumbing for washing machine and tumble dryer under. Part glazed UPVC access door to side of the property.

**DINING AREA**  
With Velux rooflight, ceiling downlighters and twin glazed french doors leading out onto a generous terrace and lawned gardens beyond.

**GUEST WC**  
With low level WC and wall mounted wash hand basin.

**FIRST FLOOR LANDING**  
With doors off and to:-

**BEDROOM ONE**  
With two built in wardrobes, bay window.

**BEDROOM TWO**  
With two built in wardrobes and pleasant aspect over rear garden.

**BEDROOM THREE**

**BATHROOM**  
Tile effect flooring and providing a white suite comprising low level WC with hidden cistern, panelled bath with feeder shower attachment, wash hand basin set in vanity unit with storage cupboard under, corner shower cubicle with mains fed shower, inset aqua boarding and splash screen, ceiling downlighters. Wall mounted heated towel rail.

**OUTSIDE**  
The property is approached over a concrete driveway, which provides parking for numerous vehicles.

**THE GARDENS**  
To the front, the gardens offer raised lawns with established plants and shrubs. The majority of the gardens are located to the rear and immediately adjacent to the property is a flagged sun terrace entertaining area, ideal for Alfresco dining, with adjoining large flowing lawns. Gravelled section with timber and felt storage shed. External cold water tap.

**GENERAL REMARKS**

**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 and drainage are understood to be connected. Oil central heating. None of these services have been tested.

**COUNCIL TAX**  
The property is in Council Tax band 'C' on the Shropshire Council Register.

**VIEWINGS**  
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.