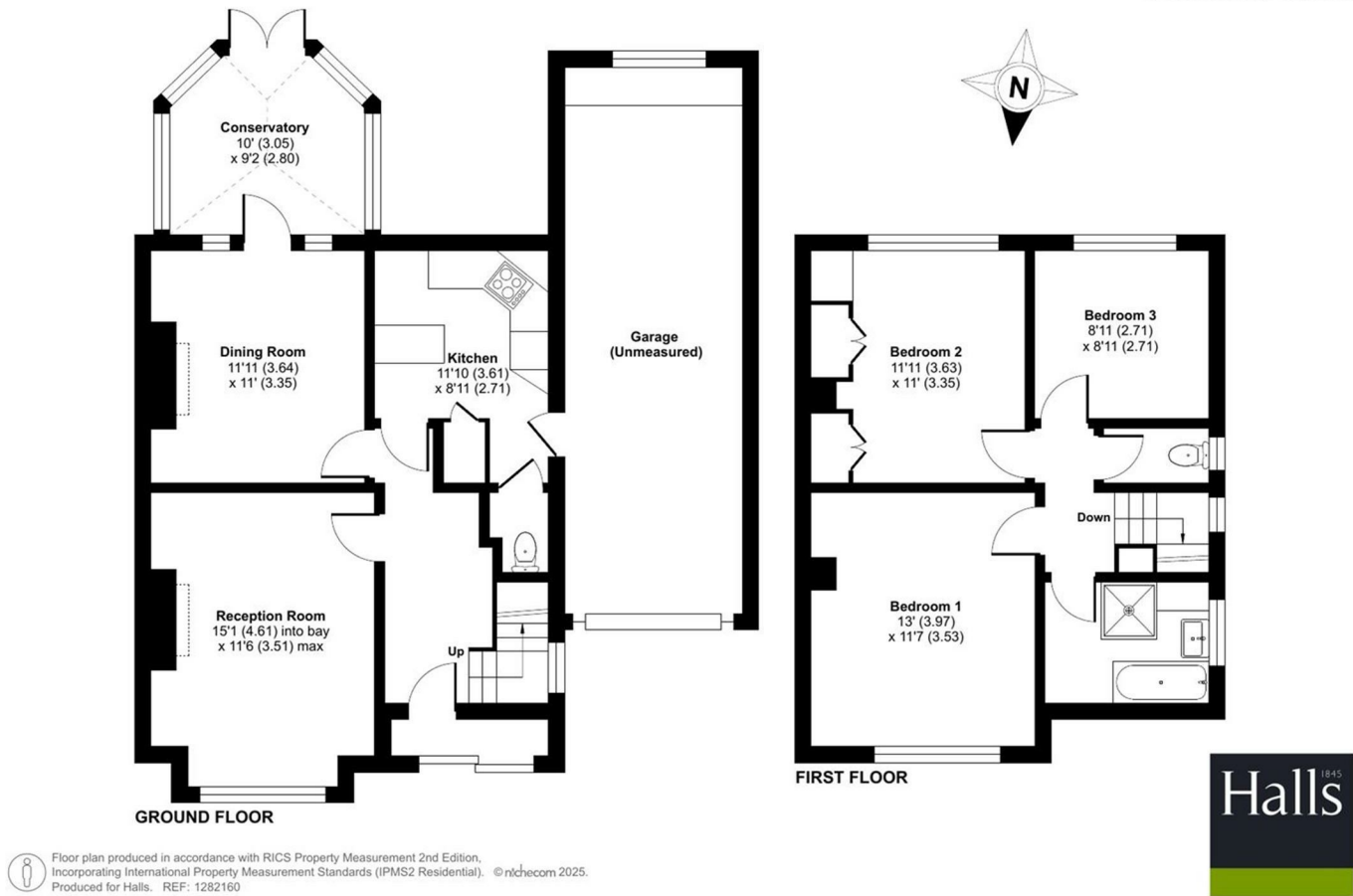


FOR SALE

13 Copthorne Park, Shrewsbury, SY3 8TL



Approximate Area = 1136 sq ft / 105.5 sq m (excludes garage)
For identification only - Not to scale



FOR SALE

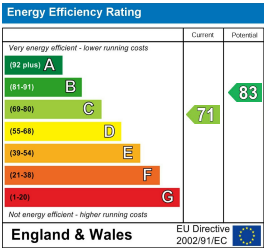
Offers in the region of £335,000

13 Copthorne Park, Shrewsbury, SY3 8TL

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



A highly desirable and attractively proportioned mature semi detached house, set with parking and garaging, together with beautiful south facing gardens in this highly sought after locality.




01743 236444

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




IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.


Close to town amenities.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Sought after residential location
- Well proportioned rooms
- Scope to modernise
- Driveway parking and garage
- Lovely south facing gardens
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury town centre proceed over the Welsh Bridge to the Frankwell roundabout, take the first exit onto Copthorne Road. Proceed along this road passing The Barracks on the right hand side and after the traffic lights take the right turning into Copthorne Park. Continue ahead and the property will be identified on the left hand side.

SITUATION
The property occupies an attractive position within a most popular residential locality. A number of amenities are available locally including Woodfield Infants School, St Georges Junior School, a selection of shops, tennis club and bus service. The town centre, which offers a further and more comprehensive range of amenities, is within walking distance, whilst commuters have ready access to the A5 and local motorway networks. The town centre also offers a rail service.

DESCRIPTION
13 Copthorne Park is a most desirable and appealing mature semi detached house which offers excellent scope for some modernisation to areas. The ground floor boasts two traditional reception rooms and a conservatory which has a lovely outlook over the south facing gardens. Also to the ground floor is a kitchen and guest WC. To the first floor are three well proportioned bedrooms which are served by the bathroom and separate WC. Outside there is generous driveway parking which leads to the attached garage. The gardens are found to both the front and rear, and offers a neat flowing and well maintained lawn, flanked by established shrubbery beds and borders. Also to the rear is patio seating areas and it should be noted that the rear gardens have a southerly facing aspect.

ACCOMMODATION
Sliding entrance door leads into:-

ENTRANCE PORCH
With part glazed door through to:-

ENTRANCE HALL
Staircase to first floor. Understairs store cupboard, doors off and to:-

LIVING ROOM
With tiled fireplace, currently housing gas fire, bay window.

DINING ROOM
Fireplace with gas fire. Glazed door to:-

CONSERVATORY
With wraparound UPVC double glazed windows and polycarbonate roof. Radiator. Twin glazed french doors offering access and views over the lovely rear gardens.

KITCHEN
Providing a range of eye and base level units comprising cupboards and drawers with worksurface area over and incorporating a stainless steel sink unit and drainer, with mixer tap over, integral Beko electric oven and grill with four ring Beko electric hob unit. Breakfast bar eating area, space for fridge freezer, useful pantry cupboard. Access door to garaging.

GUEST WC
With low level WC.

FIRST FLOOR LANDING
Access to loft space, built in linen cupboard with fitted radiator.

BEDROOM ONE
With pleasant aspect to front.

BEDROOM TWO
Providing a wealth of built-in wardrobes and drawers. Lovely aspect over rear gardens.

BEDROOM THREE
Overlooking rear gardens.

BATHROOM
Providing a suite comprising pedestal wash hand basin, panelled bath and shower cubicle, with inset aqua boarding and splash screen, part tiled walls.

SEPERATE WC
With low level WC.

OUTSIDE
The property is approached over a generous tarmacadam driveway, which provides ample parking whilst giving access to the garage.

GARAGE
Remote controlled electric up and over entrance door, power and light points, wall mounted Ideal gas fired central heating boiler, space for chest freezer, space and plumbing for washing machine, UPVC part glazed access door to garden.

THE GARDENS
To the front, the gardens offer beautifully maintained lawns with well stocked shrubbery beds and borders containing a variety of shrubs and plants. Adjacent to the conservatory, is a paved patio seating area ideal for Alfresco dining. Steps then lead to rockery beds and additional borders, which are particularly well established and contain a number of flowering shrubs and plants. Central lawn leading to a glazed summer house,. Timber and felt storage shed, greenhouse. External cold water tap. Additional paved seating area. It should be noted that the rear gardens benefit from a southerly facing aspect.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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 in Council Tax band 'C' on the Shropshire Council Register.

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