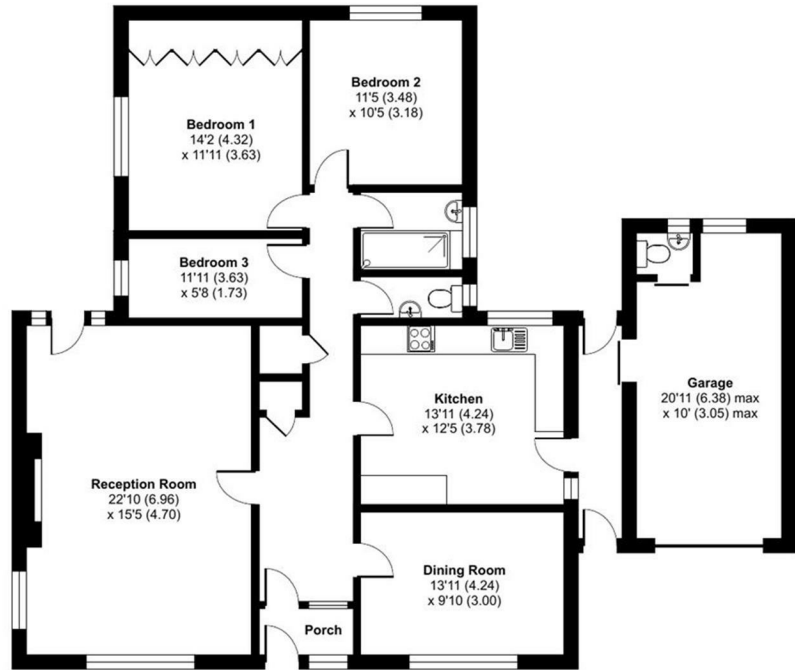


FOR SALE

1 Mossbank Way, Copthorne, Shrewsbury, SY3 8XW



Approximate Area = 1380 sq ft / 128.2 sq m
Garage = 210 sq ft / 19.5 sq m
Total = 1590 sq ft / 147.7 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecon 2025. Produced for Halls. REF: 1357027



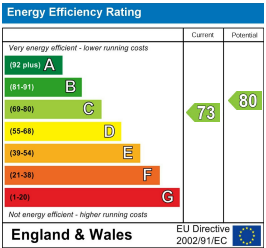
FOR SALE

Offers in the region of £385,000

1 Mossbank Way, Copthorne, Shrewsbury, SY3 8XW

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 particularly spacious and most desirable detached bungalow, offering a versatile layout and excellent scope for modernisation, set with garaging and wraparound gardens on this sought after development.



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



- Highly popular location
- Walking distance to amenities
- Deceptively spacious accommodation
- Excellent scope for improvement
- Driveway parking and garage
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury Town Centre proceed over the Welsh Bridge to Frankwell taking the first exit left and head along Copthorne Road. Follow this road to the next roundabout and proceed straight over onto Mytton Oak Road heading towards the hospital. Take the fifth right turn signposted Swiss Farm Road and follow this road round to the left onto Kingswood Crescent and right onto Kingswood Road. Continue to the end and turn left onto Larkhill Road. After a short distance turn right onto Mossbank Way and the property will be identified on the left hand side.

SITUATION
The property is attractively situated in this highly desirable residential locality towards the western outskirts of Shrewsbury. A number of amenities are within walking distance and situated on Mytton Oak Road, whilst the Royal Shrewsbury Hospital is also within close proximity. Furthermore, there are a good selection of schools in the area together with a bus service and the town centre offers a comprehensive range of shopping, social and leisure amenities. Commuters will find easy access to the A5 which links through to the M54 motorway. A rail service is available in the town centre.

DESCRIPTION
An excellent opportunity to acquire a generously proportioned three-bedroom detached bungalow, offering superb scope for modernisation and improvement. Perfect for buyers looking to personalise a home to their own taste and specifications.

Set back behind a generous driveway with well-kept large lawns to the front, the property welcomes you via an enclosed entrance porch into a spacious reception hall, providing access to all principal rooms.

The accommodation includes a superbly sized living room, a separate dining room, and a sizeable breakfast kitchen, ideal for reconfiguration or open-plan redesign. There are three well-proportioned bedrooms and a family bathroom, all offering ample space and flexibility.

OUTSIDE
A covered side passageway links the front to the rear of the bungalow and provides direct access to the garage, which features an electric roller shutter door and a useful garden WC.

To the rear, the bungalow enjoys easily maintained gardens with a mix of lawned areas, shrubbery beds, and patio spaces, perfect for outdoor relaxation or entertaining.

Early viewing is recommended to appreciate the full potential and generous proportions of this spacious bungalow.

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 'D' on the Shropshire Council Register.

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