



5 Mytton Grove, Copthorne, Shrewsbury, Shropshire, SY3 8UF

Offers in the Region Of £340,000

An attractive 3 bedroom semi detached house situated in this very popular area close to town, excellent schools and local amenities. The accommodation includes Entrance Porch, Entrance Hall, Living Room, Dining Room, Kitchen, Conservatory, 3 Good Size Bedrooms, Bathroom, Gas Central Heating, Driveway and good size garden.

Viewing Recommended.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Recessed entrance Storm Porch with quarry tile step, glazed wooden entrance door.

Entrance Hall 12' 4" x 5' 5" (3.76m x 1.65m)
Staircase leading to First Floor Landing, radiator.

Living Room 10' 11" x 11' 0" (3.32m x 3.35m)
Tiled fireplace with oak surround, radiator, laminate flooring, French doors to Sun Room.

Dining Room 11' 0" x 10' 1" (3.35m x 3.07m)
Tiled fireplace with oak surround, laminate flooring, radiator, bay window to the front.

Kitchen 7' 11" x 6' 4" (2.41m x 1.93m)
Fitted with bespoke gloss fronted units with soft closing doors, granite work surface, composite 1 1/2 bowl sink and drainer, built in Neff gas hob with oven beneath, integrated fridge and dishwasher, cupboard housing central heating boiler, laminate flooring double glazed windows to the side.

Conservatory/Sun Room 8' 2" x 10' 1" (2.49m x 3.07m)
Concrete floor, access to Garden.

First Floor Landing 6' 11" x 6' 4" (2.11m x 1.93m)
Double glazed window to the side.

Bedroom 1 10' 11" x 11' 1" (3.32m x 3.38m)
Radiator, double glazed window to the rear overlooking garden.

Bedroom 2 11' 0" x 10' 3" (3.35m x 3.12m)
Radiator, double glazed window to the front.

Bedroom 3 8' 1" x 6' 4" (2.46m x 1.93m)
Radiator, double glazed window to the front.

Bathroom 6' 7" x 5' 5" (2.01m x 1.65m)
Fitted with white 3 piece suite including 'P' shape bath with Triton electric shower over and shower screen, wash basin set to vanity unit, WC, towel radiator, double glazed window.

Rear Garden

A good size, neatly kept garden approached onto a paved patio extending to a large area of lawn, gravel beds and shrub borders, enclosed by fencing.

External - Front

The property is positioned in a cul de sac and approached over an attractive gravel driveway which extends to the side of the property. Shaped lawn to one side with borders and ornamental tree.

Council Tax Band C

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

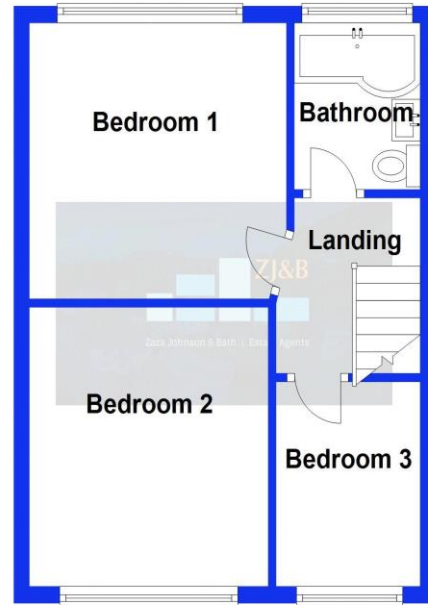
Ground Floor

Approx. 43.4 sq. metres (467.0 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.8 sq. feet)



Total area: approx. 77.9 sq. metres (838.9 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp
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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

5, Mytton Grove SHREWSBURY SY3 8UF	Energy rating D	Valid until: 14 February 2027 Certificate number: 9458-3038-7232-5703-0960
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Property type
Semi-detached house

Total floor area
69 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage