



185 Copthorne Road, Copthorne, Shrewsbury, Shropshire, SY3 8LX

£350,000

This fine 3 bedroom house has recently been fully renovated and remodelled to a high standard in order to provide the superb property that is for sale today. The hall opens into a fantastic living/dining room with wood stove. The quality kitchen offers a full range of appliances. There is also a ground floor WC. Upstairs are 3 good sized bedrooms and attractive shower room. The property enjoys a large corner plot on the corner of Porthill Drive. Plans have been passed for a 2 storey extension which would provide further potential for the new owner. Planning Reference 22/03826/FUL



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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 Porch

Period pattern tile flooring, Georgian style double glazed composite entrance door.

Entrance Hall

Radiator, staircase leads to First Floor Landing.

Living/Dining Room 21' 8" x 11' 3" (6.60m x 3.43m) excluding bay

Large walk in double glazed bay window to the front, further double glazed sash style window overlooking rear garden, fireplace recess with oak lintel and cast iron glass fronted wood burner set to slate hearth, further ornamental fireplace recess, wood style laminate flooring. Door to Kitchen.

Cloakroom/WC

Fitted with wash basin with cupboard beneath and mirror above, WC, extractor.

Kitchen 12' 8" x 9' 4" (3.86m x 2.84m)

Fully refitted with quality units to 3 wall areas with soft closing doors, pull out pantry unit and 2 corner carousel units, wood effect laminated work tops, inset sink unit. Full range of integrated appliances including fridge, freezer, double electric oven, 4 ring gas hob with glass splash and filter hood above, microwave, washer/dryer, wine cooler and dishwasher. 3 double glazed sash style windows overlooking garden, double glazed door to the rear.

Spacious Split-level First Floor Landing

Bedroom 1 14' 5" x 10' 9" (4.39m x 3.27m)

2 radiators, 2 double glazed sash style windows to the front.

Bedroom 2 10' 8" x 9' 2" (3.25m x 2.79m)

Radiator, double glazed window overlooking rear garden, built in wardrobe, vanity unit with wash basin and cupboard beneath, cupboard housing gas fired central heating boiler.

Bedroom 3 9' 7" x 8' 0" (2.92m x 2.44m)

Radiator, double glazed window overlooking rear garden.

Shower Room

Attractively fitted with contemporary 3 piece suite providing corner shower cubicle with drench shower, wash basin with cupboards beneath, contemporary radiator/towel rail, double glazed sash style window to the side.

Outside

The property enjoys a prominent position on the corner of Copthorne Road and Porthill Drive. The front garden is enclosed by walls with balustrade section and fencing with concrete posts, gravel patios with selection of shrubs, gate on to pathway to entrance door.

Rear Garden

Approached on to part covered timber decking terrace with gravel beds to one side and pathway back to the front of the property. The rear garden extends beyond the decking with gravel patios, deep raised bed to one corner and additional large seating area to the right hand side. Gated access to Driveway Parking. The garden is enclosed by close boarded timber fencing with concrete posts. External lighting and cold water tap.

Double Width Driveway

Approached from Porthill Drive.

Council Tax Band B

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



First Floor



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
Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

188, Cophona Road SHEFFIELD S17 8LX	Energy rating D	Valid until: 8 January 2025 Certificate number: 0736-2816-7988-9205-3325
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Property type	End-terrace house
Total floor area	83 square metres

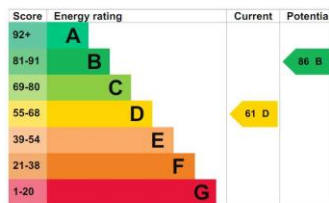
Rules on letting this property

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](#) (http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/348024/guidance.pdf).

Energy rating and score

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

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of 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