



Low Wood, Mytton Park, Copthorne, Shrewsbury, Shropshire, SY3 8UE

£650,000

This instantly appealing, individual 4 bedroom detached house has been greatly improved by the current owners. Enjoying a desirable location with attractive gardens, accommodation provides: Impressive Entrance Hall, Living Room With Wood Stove, Large Elegant Dining Room With Wood Stove, Spacious Sitting Room, Quality Refitted Kitchen With Granite Work Tops, Utility Room, WC. 4 Well Proportioned Bedrooms, 4 Piece Bathroom, Garage And Ample Driveway Parking.
We Highly Recommend Arranging A Viewing.



Low Wood, Mytton Park, Copthorne, Shrewsbury, Shropshire, SY3 8UE Ref: 4810

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 with quarry tile flooring, part glazed entrance door with side windows.

Entrance Hall 14' 6" x 9' 1" (4.42m x 2.77m)

A lovely light space with period oak flooring, double radiator, circular staircase with double glazed window leads to First Floor Landing.

Living Room 14' 5" x 13' 7" (4.39m x 4.14m)

Oak frame glazed door, wooden fire surround with polished stone hearth and cast iron glass fronted wood burner inset, arch display alcoves with side windows, walk in bay window overlooking attractive rear garden, 2 double radiators.

Dining Room 20' 0" x 11' 11" (6.09m x 3.63m)

Oak frame glazed door, period oak flooring, stone fireplace with cast iron glass fronted wood burner inset, 2 double radiators, double glazed French doors lead on to rear garden, 2 secondary glazed windows to the rear, wall and ceiling mouldings.

Study 18' 3" x 8' 11" (5.56m x 2.72m)

Oak frame glazed door, 2 double radiators, double glazed window to the front, side window. Could be used as an additional bedroom.

Kitchen/Breakfast Room 16' 0" x 9' 5" (4.87m x 2.87m)

Oak frame glazed door, fitted with granite work tops incorporating 1 1/2 bowl sink with mixer tap, range of base, eye level and display units, tiled flooring. Integrated Miele appliances include electric oven, microwave, 6 ring induction hob with steel splash and filter hood above. Door to Utility Room.

Walk-in Pantry

Feature curved wall, quarry tile flooring, tiled cold slab, double glazed window.

Utility Room

Tiled flooring, granite work surface, base and eye level units, wall mounted Worcester gas fired central heating boiler, double glazed door to the side.

WC

Fitted with wash basin and high level flush WC, window to the front.

Spacious First Floor Landing

Radiator, double glazed window enjoying open aspect, built in airing cupboard, access to roof space.

Bedroom 1 14' 5" x 12' 0" (4.39m x 3.65m)

Oak door, twin double fitted wardrobes with cupboard above, double radiator, secondary glazed windows to the side and rear overlooking rear garden.

Bedroom 2 15' 5" x 10' 9" (4.70m x 3.27m)

Oak door, double radiator, secondary glazed window to the side, vanity basin with splash back, built in wardrobe and large under eaves storage cupboard.

Bedroom 3 12' 0" x 11' 0" (3.65m x 3.35m)

Oak door, double glazed side window, secondary glazed window to the front, fitted double wardrobe with mirror sliding doors.

Bedroom 4 12' 0" x 8' 9" (3.65m x 2.66m)

Oak door, double radiator, secondary glazed window overlooking rear garden, fitted double wardrobe.

Bathroom 9' 5" x 7' 2" (2.87m x 2.18m)

Oak door, fitted with 4 piece suite including bath with mixer tap and shower fitting, tiled corner shower cubicle, wash basin, WC, half tiled to further walls, towel rail, radiator, double glazed side and front windows.

Outside - Front

The property is approached onto a herring bone block paved double width driveway providing parking for at least 3 cars and access to Garage. The property enjoys a private, enclosed front garden with high level close boarded timber fencing around. Split level lawns with well stocked shrub beds and borders, paved sun terrace. Gated access to either side of the property provides access to the rear.

Detached Garage 19' 0" x 10' 0" (5.79m x 3.05m)

Rear Garden

Offering great privacy and enclosed by high level close boarded timber fencing and hedging. Predominantly laid to lawn with deep beds and borders with shrubs flowers and trees. Useful timber shed to the side of the house.

Floor Space Available

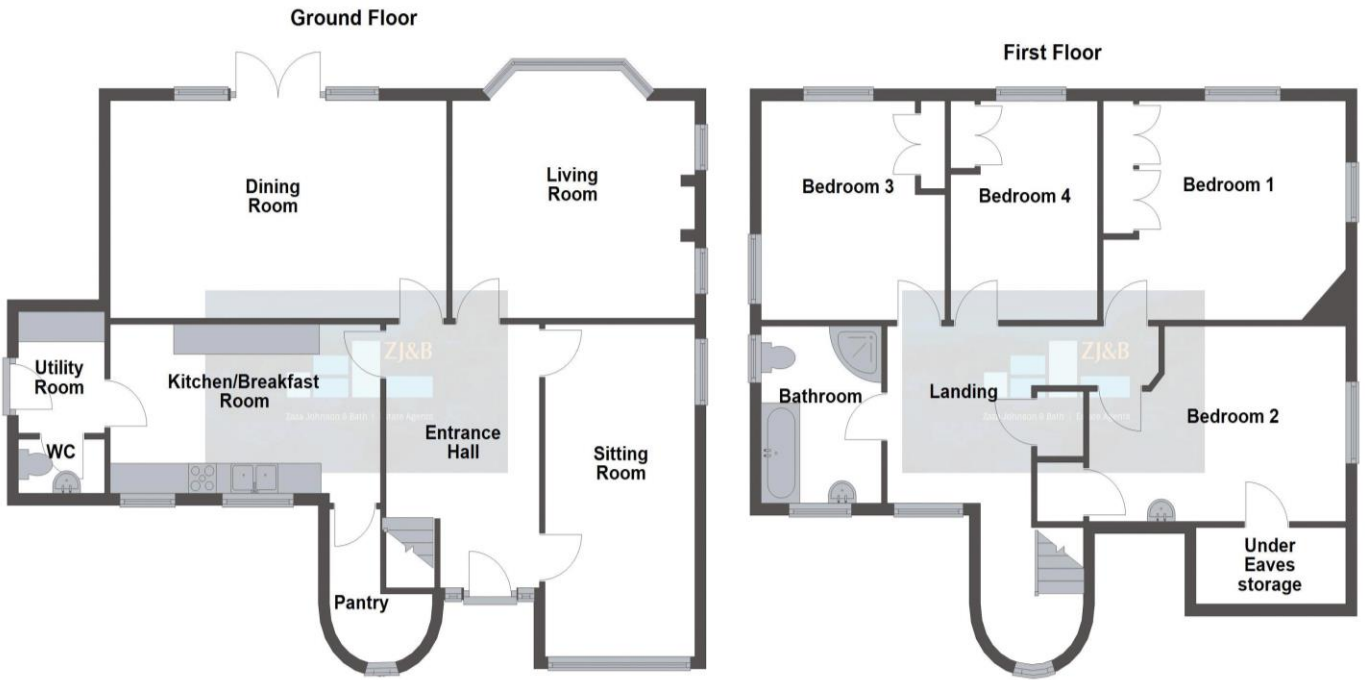
Ground Floor - 968.6 sq ft (90 sq m)

First Floor - 818.1 sq ft (76 sq m)

Council Tax Band E

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**



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.

Ground Floor 968.8 sq ft (90 sq m) First Floor 818.1 sq ft (76 sq m)

FLOOR PLANS FOR GUIDANCE ONLY

01/05/2024, 14:34

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

Low Wood Myston Park SPREWELLURRY ST14 6UE	Energy rating D	Valid until: 6 May 2028 Certificate number: 0911-2860-7748-9375-1381
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Property type	Detached house
Total floor area	156 square metres

Rules on letting this property

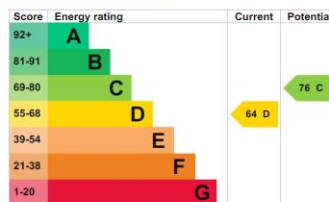
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-efficiency-standards-for-rental-properties) (<https://www.gov.uk/guidance/energy-efficiency-standards-for-rental-properties>).

Energy rating and score

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

[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



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