



## 51 Richmond Drive, Copthorne, Shrewsbury, Shropshire, SY3 8TR

**£380,000**

Excellent 4 bedroom semi detached house in a prime location, close to popular schools and amenities. Accommodation provides: Entrance Hall, Living Room With Wood Burner, Extended Recently Refitted (2023) Kitchen/Dining Room, Sun Room, Utility Room, WC And Ground Floor Bedroom, 3 Spacious First Floor Bedrooms, 4 Piece Bathroom, Attractive Private Garden, Ample Driveway Parking. GCH, DG. Must Be Viewed.



**51 Richmond Drive, Copthorne, Shrewsbury, Shropshire, SY3 8TR Ref: 4669**

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**

**Canopied Entrance Storm Porch**

Double glazed entrance door.

**Entrance Hall**

Wood effect ceramic tile flooring, designer radiator, under stairs storage cupboard, staircase leads to First Floor Landing.

**Living Room** 12' 9" x 11' 11" (3.88m x 3.63m)

Attractive metal fire surround with quarry tile hearth, inset glass fronted multi-fuel stove, built in storage cupboard to one side, designer radiator, walk in double glazed bay window to the front.

**Spacious 'L' Shape Kitchen/Dining Room** 19' 3" x 9' 7" (5.86m x 2.92m) + recess

The Kitchen has been refitted (2023) with excellent range of contemporary units, wood effect laminate work tops, white enamel 1 1/2 bowl sink unit, ample space for appliances, freestanding gas fired range with splash back and filter hood, under stairs pantry, wood effect ceramic tile flooring, cupboard housing Worcester gas fired central heating boiler, double glazed window overlooking rear garden. The Dining Area has double glazed window to the side, designer radiator, patio doors lead to Sun Room.

**Sun Room** 11' 11" x 7' 11" (3.63m x 2.41m)

Of brick and uPVC double glazed constructions, French doors lead to rear garden, designer radiator.

**Utility Room** 9' 2" x 7' 9" (2.79m x 2.36m)

Refitted with range of units to match the Kitchen, work surface, sink unit, double glazed window to the side, double glazed door to the rear, ceramic wood effect tile flooring.

**Downstairs WC**

Fitted with wash basin and WC, half tiled walls, double glazed window to the rear, ceramic wood effect tile flooring.

**Ground Floor - Bedroom 4** 11' 8" x 7' 9" (3.55m x 2.36m)

Radiator, double glazed window to the front. This room provides a good 4th Bedroom or could be used as a home office/studio etc.

**First Floor Landing**

Double glazed side window, built in airing cupboard, access to roof space.

**Bedroom 1** 11' 8" x 10' 8" (3.55m x 3.25m)

Designer radiator, large double glazed window to the front, range of wardrobes.

**Bedroom 2** 10' 8" x 10' 0" (3.25m x 3.05m)

Designer radiator, double glazed window to the rear across gardens, built in double wardrobe.

**Bedroom 3** 8' 8" x 8' 2" (2.64m x 2.49m)

Good size room with designer radiator, double glazed window to the front.

**Bathroom**

Fitted with contemporary 4 piece suite including bath, corner shower cubicle, WC, wash basin, tiled flooring, fully tiled to some walls half tiled to further walls, heated towel rail, 2 double glazed rear windows.

**Outside - Front**

The property is approached over a block paved driveway providing ample parking gravel standing along side, ornamental trees and shrubs.

**Rear Garden**

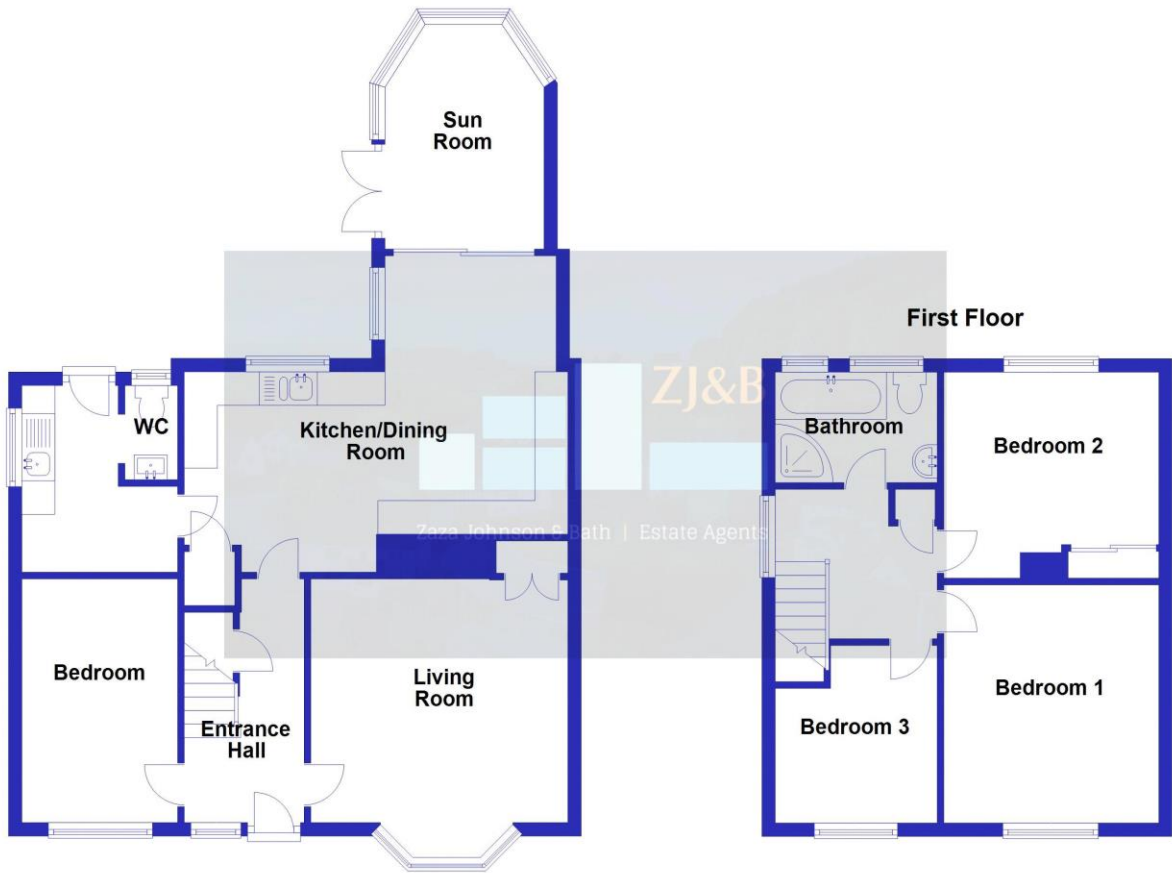
An attractive rear garden approached onto a paved patio with lawn beyond, deep well stocked shrub bed to one side. Enclosed by fencing and hedging and enjoy excellent privacy.

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**



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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**51 Richmond Drive, Shrewsbury**

**FLOOR PLANS FOR GUIDANCE ONLY**

10/11/2023, 10:13

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

**Energy performance certificate (EPC)**

51 Richmond Drive SHREWSBURY SY3 6RN	Energy rating <b>C</b>	Valid until: 23 November 2033 Certificate number: 9126-2042-6097-2522-6075
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Property type	Semi-detached house
Total floor area	101 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](https://www.gov.uk/guidance/energy-ratings-for-rental-properties) at the [regulations](https://www.gov.uk/guidance/energy-ratings-for-rental-properties) page.

**Energy rating and score**  
 This property's current energy rating is C. 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**  
**Features in this property**  
 Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.  
 Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.  
<https://find-energy-certificate.service.gov.uk/energy-certificates/9120-2042-6097-2522-6075>





### **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**