



## 15 Downfield Road, Copthorne, Shrewsbury, Shropshire, SY3 8YF

**£350,000**

Offering spacious accommodation throughout is this extended and generous 3/4 bedroom detached home located in the sought after area of Copthorne less than 2 miles from Shrewsbury Town Centre, enjoying many local amenities and catchment for good Primary and Secondary Schools. The accommodation comprises: Entrance Hall, WC, Kitchen, Dining Room, Living Room, Sitting Room, Office/Bedroom 4, 2 double bedrooms and 1 single bedroom, Shower Room, Separate WC, Private rear garden, Garage, Solar photovoltaics, Solar water heating, GCH, DG, Electric charging points. Viewing highly recommended.



**15 Downfield Road, Copthorne, Shrewsbury, Shropshire, SY3 8YF      Ref: 4845**

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

**Entrance Hall** 9' 6" x 12' 5" (2.89m x 3.78m)  
UPVC frosted panelled glazed entrance door with side panelled glazed frosted window, wood style affect laminate flooring, radiator, under stairs storage cupboard, door to covered side alley

**Cloakroom with WC** 5' 4" x 2' 4" (1.62m x 0.71m)  
WC, wash hand basin.

**Kitchen** 10' 3" x 8' 6" (3.12m x 2.59m)  
Range of cupboards and drawers to work surface areas, matching range of eye level cupboards, hob with part induction cooking, double oven.

**Dining Room** 10' 5" x 11' 9" (3.17m x 3.58m)  
Staircase ascending to the first floor, French doors to the side.

**Living Room** 21' 2" x 10' 7" (6.45m x 3.22m)  
A spacious room with double glazed window to the front, radiator, sliding doors to:

**Sitting Room** 13' 2" x 10' 1" (4.01m x 3.07m)  
Patio doors to the rear, radiator, connecting door to:

**Office/Bedroom 4** 13' 2" x 11' 1" (4.01m x 3.38m)  
Two windows and radiator.

**First Floor Landing** 5' 4" x 8' 2" (1.62m x 2.49m)  
Access to roof space, connecting doors to bedrooms and shower room.

**Bedroom 1** 12' 8" x 11' 4" (3.86m x 3.45m)  
Built-in wardrobe, radiator, rear facing window.

**Bedroom 2** 14' 3" x 8' 10" (4.34m x 2.69m)  
Window to the front, built-in wardrobe.

**Bedroom 3** 8' 10" x 8' 5" (2.69m x 2.56m)  
Double glazed window, built-in wardrobe.

**Shower Room** 6' 8" x 5' 11" (2.03m x 1.80m)  
Modern shower, vanity wash hand basin, tiled walls

**Upstairs WC** 5' 5" x 2' 9" (1.65m x 0.84m)  
WC and part panelled walls.

**Rear Garden**  
The property has an enclosed, attractive rear garden laid to lawn section with raiser planters, shrub borders and perimeter fencing.

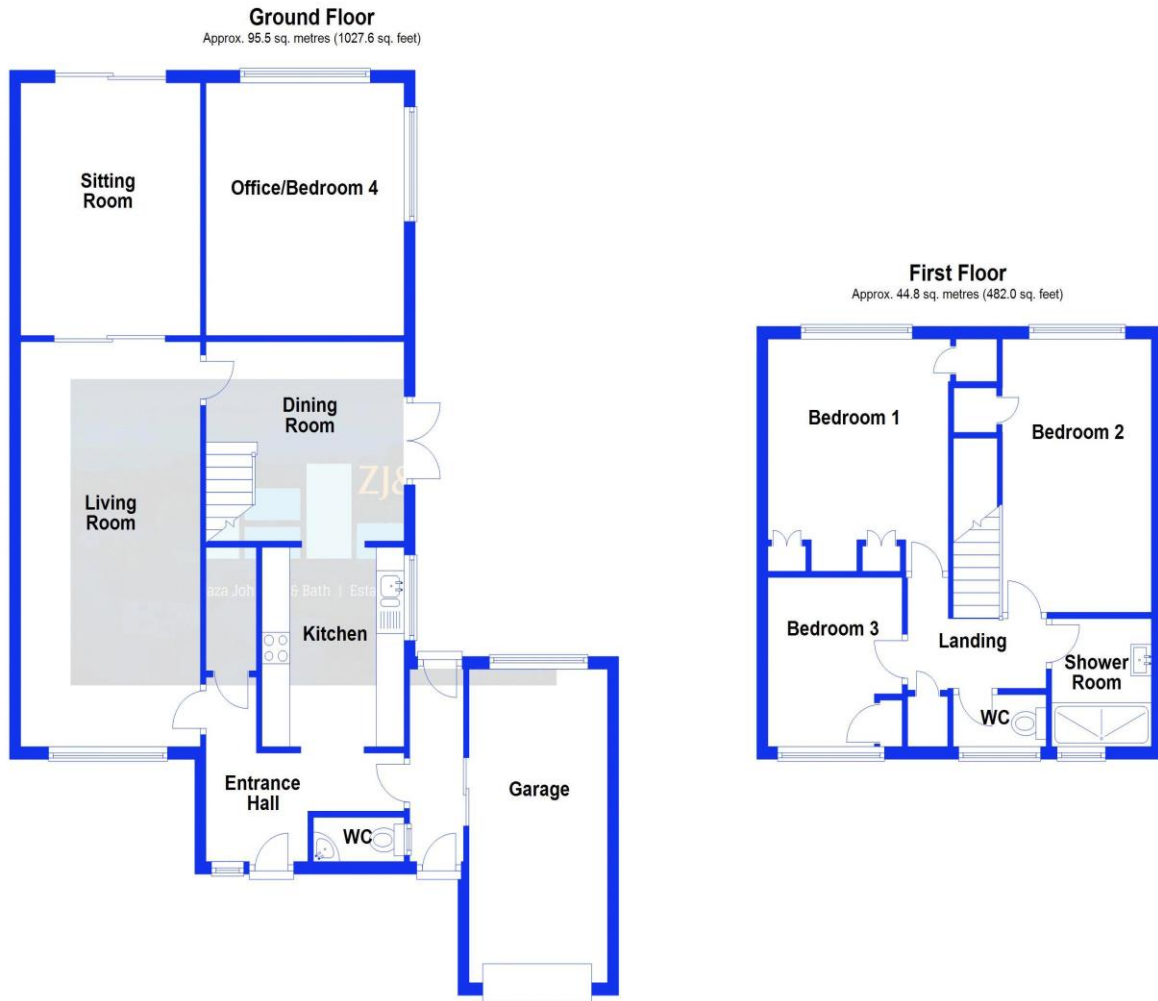
**External - Front**  
The property is approached from Downfield Road over driveway with off road parking for up to three cars, the front garden is laid to lawn.

**Garage** 16' 4" x 8' 2" (4.97m x 2.49m)  
Powervault solar battery storage system, up and over door to the front, single window to the rear.

**Council Tax Band D**

**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**



Total area: approx. 140.2 sq. metres (1509.6 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.

## FLOOR PLANS FOR GUIDANCE ONLY

**Energy performance certificate (EPC)**

15 DOWNFIELD ROAD SHREWSBURY SY3 8YF	Energy rating <b>C</b>	Valid until: 5 August 2031
		Certificate number: 1800-7656-6622-3607-3893

Property type: Detached house  
Total floor area: 127 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 rating and score**

This property's 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

Score	Energy rating	Current	Potential
92+	A		91.8
81-91	B		
69-80	C	71.3	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### **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**