



8 Eldon Drive, Copthorne, Shrewsbury, Shropshire, SY3 8YD

£320,000

A well designed spacious 3 bedroom detached house that enjoys an enviable corner plot at the end of a cul-de-sac. Offered with no upward chain, accommodation includes: Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, Side Lobby, Garage. Upstairs There Are 3 Well Proportioned Bedrooms (All With Built In Wardrobes), Bathroom, Separate WC. GCH, DG, Large Private Gardens. Great Location Convenient For Schools, Hospital, Town Centre And Road Networks.



8 Eldon Drive, Copthorne, Shrewsbury, Shropshire, SY3 8YD

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

Double glazed entrance door with side windows.

Entrance Hall

Radiator, deep walk in under stairs storage cupboard with radiator.

Living Room 21' 1" x 10' 6" (6.42m x 3.20m)

An attractive through room with double glazed window to the front overlooking cul de sac and sliding patio doors leading to rear garden, recessed fireplace with cast iron glass fronted wood burner set to slate hearth, radiator, display shelving.

Dining Room 11' 10" x 10' 5" (3.60m x 3.17m)

Radiator, double glazed sliding patio doors leading to rear garden, staircase leads to First Floor Landing.

Kitchen 10' 3" x 8' 8" (3.12m x 2.64m)

Attractively fitted with excellent range of units with laminated work tops, inset 1 1/2 bowl sink unit, integrated electric oven, 4 ring electric hob and filter hood above, under counter fridge. Double glazed side window and radiator.

Utility Room

Fitted with units to match the Kitchen, radiator, sliding door to Entrance Hall, double glazed door to

Side Lobby

Quarry tile floor, double glazed doors to front and rear garden. Door to

Brick Built Garage 16' 4" x 8' 0" (4.97m x 2.44m)

Up and over door, double glazed rear window, power supply.

First Floor Landing

Built in cupboard housing Worcester gas fired central heating boiler, loft access.

Bedroom 1 11' 2" x 11' 0" (3.40m x 3.35m)

Radiator, built in wardrobe, double glazed window overlooking attractive rear garden.

Bedroom 2 14' 2" x 8' 10" (4.31m x 2.69m)

Radiator, double glazed window overlooking rear garden, built in wardrobe.

Bedroom 3 10' 0" x 8' 4" (3.05m x 2.54m)

Radiator, double glazed window overlooking cul de sac to the front, built in wardrobe.

Bathroom

Fitted with 2 piece white suite providing bath with wall mounted electric shower unit over, wash basin, tiled wall areas, radiator, double glazed front window.

Separate WC

Tiled flooring, half tiled walls, WC, radiator, double glazed front window.

Outside - Front

The property enjoys an excellent end of cul de sac position, approached over a double width Tarmac driveway providing parking and access to Garage. The garden to the front provides a well stocked shrub bed with ornamental trees. Gated access to the side provides access to the rear garden.

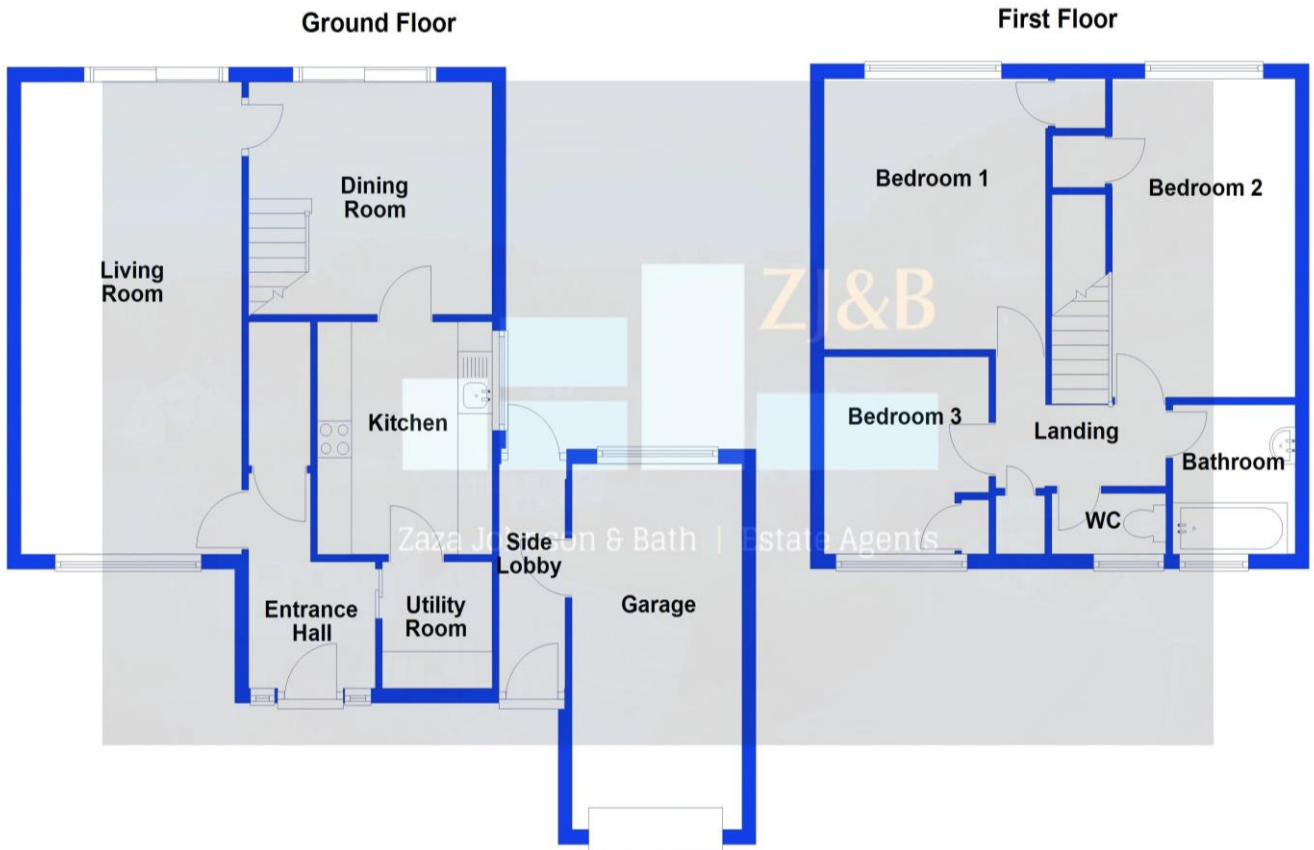
Rear Garden

The garden to the rear sweeps round to the side and is approached onto a paved patio with lawn beyond and gravel pathways around. Well stocked shrub beds and borders, further paved area with stone section. Timber shed, useful brick store, cold water tap and the garden is enclosed by fencing.

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**



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

24/06/2024, 09:05 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK English | [Cymraeg](#)

Energy performance certificate (EPC)

5 Dixon Drive, SHERWOOD, N10 8TD	Energy rating D	Valid until: 16 January 2034 Certificate number: 8134-4829-0300-0038-3298
----------------------------------	---------------------------	--

Property type: Detached house
Total floor area: 95 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/minimum-energy-efficiency-standards-for-private-rented-properties)

Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

<https://find-energy-certificates.service.gov.uk/energy-certificate/8134-4829-0300-0038-3298>



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