



49 Mytton Oak Road, Copthorne, Shrewsbury, Shropshire, SY3 8UG

Offers in the Region Of £450,000

This impressive traditional 3/4 bedroom detached house must be viewed. The versatile accommodation includes: Spacious Entrance Hall, WC, Living Room, Large Comfortable Family Kitchen/Dining/Sitting Room With Wood Stove, Ground Floor Bedroom/Sitting Room. Upstairs Are 3 Double Bedrooms And Bathroom. GCH, DG, Driveway, Garage, Private Garden. Close To Well Renowned Schools, Hospital And Other Amenities



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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

Feature canopied Porch, glazed entrance door and side window.

Entrance Hall

Engineered oak flooring, radiator, cloaks cupboard and under stairs storage cupboard, staircase leads to First Floor Landing.

Cloakroom/WC

Stripped wood door, fitted with 2 piece suite including high level flush WC, wash basin, double glazed side window.

Living Room 14' 0" x 12' 0" (4.26m x 3.65m)

Stripped wood door, attractive wooden fire surround with polished stone inlay and hearth, coal effect gas fire inset, radiator, large double glazed window to the front.

Magnificent Family Kitchen/Dining/Sitting Room 21' 11" x 13' 6" (6.68m x 4.11m)

Stripped wood door, engineered oak flooring. Generous Sitting Area with Aga cast iron, glass fronted wood burner set to fireplace recess with slate hearth, alcoves to either side with display shelving, designer radiator, double glazed French doors with side windows lead onto canopied decking and garden. The Kitchen Area is beautifully fitted with an excellent range of contemporary white fronted units with laminated work tops, inset 1 1/2 bowl sink, integrated electric oven and 4 ring gas hob with filter hood above, matching island unit, recess ideal for fridge/freezer, 2 designer radiators, double glazed windows and stable door to the rear.

Inner Lobby

Stripped wood door. Archway to Ground Floor Bedroom/Sitting Room.

Sitting Room/Bedroom 20' 4" x 7' 10" (6.19m x 2.39m)

Radiator, dual aspect double glazed windows to front and rear, double glazed door to the front of the property.

Spacious First Floor Landing

Double radiator, double glazed side window, access to roof space via loft ladder.

Bedroom 1 14' 0" x 12' 0" (4.26m x 3.65m)

Stripped wood door, double radiator, large double glazed window to the front, further double glazed window to the side.

Bedroom 2 13' 6" x 12' 0" (4.11m x 3.65m)

Stripped wood door, radiator, double glazed window overlooking garden, further window to the side.

Bedroom 3 9' 5" x 8' 10" (2.87m x 2.69m)

Stripped wood door, radiator, 2 double glazed rear windows, built in airing cupboard.

Bathroom

Fitted with modern white 3 piece suite including bath with shower over and fully tiled walls around, wash basin, WC, half tiled to further walls, extractor fan, double glazed window to the front.

Outside - Front

Block paved horseshoe driveway provides ample parking and turning space. Central half-moon shrub bed, shrub and rose bed, hedging to either side.

Garage 4' 4" x 10' 4" (1.32m x 3.15m)

Double doors, 2 double glazed windows to the rear, door to the side. Utility Area to the rear of the Garage with work surface, sink unit, cupboard and plumbing for washing machine.

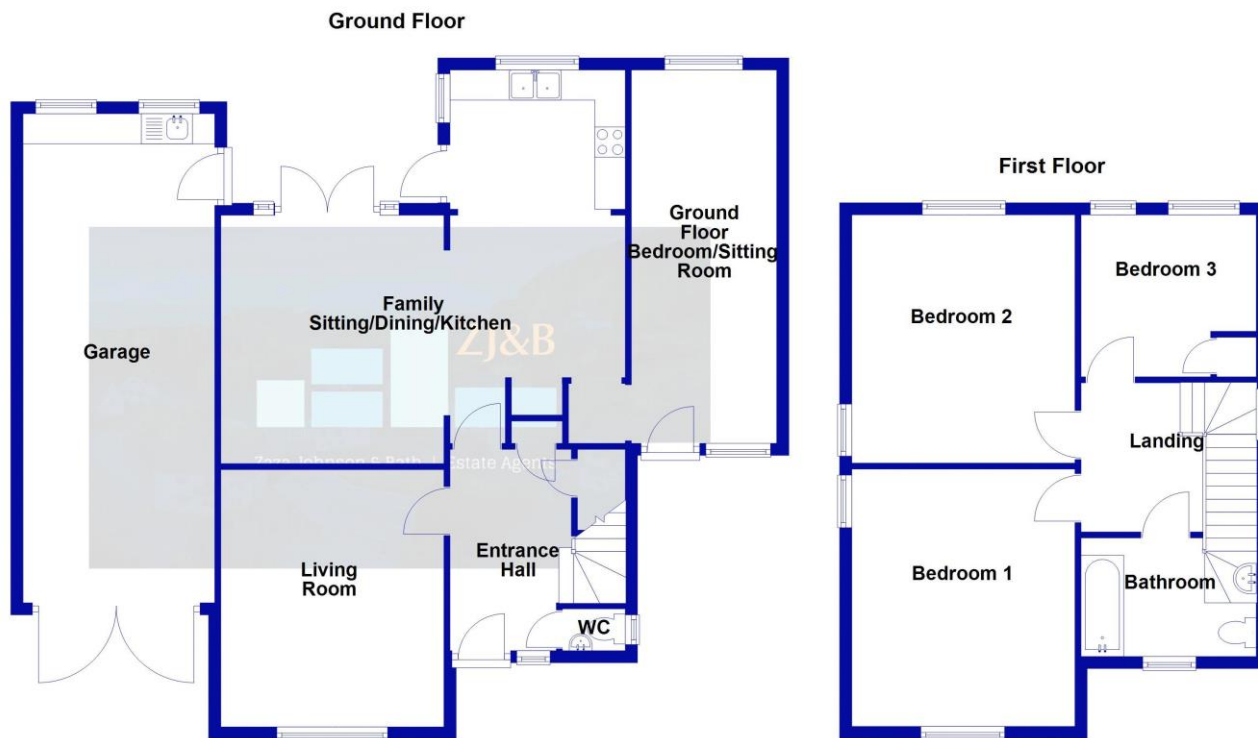
Rear Garden

Approached onto part covered timber decking. The garden beyond is mainly laid to lawn with raised bed to one corner, selection of young trees to the boundary. The garden is enclosed by timber fencing with trees/hedging to the rear boundary.

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.

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FLOOR PLANS FOR GUIDANCE ONLY

10/07/2024, 14:05

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

English | [Cymraeg](#)

Energy performance certificate (EPC)

49, Mytton Oak Road SHREWSBURY SY3 8JH	Energy rating E	Valid until 8 July 2025
		Certificate number 0938-0000-7233-3975-4850

Property type	Detached house
Total floor area	126 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-rental-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties>).

Energy rating and score

This property's energy rating is E, 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

<https://find-energy-certificates.service.gov.uk/energy-certificate/0938-0000-7233-3975-4850>

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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