



## 124 Copthorne Road, Copthorne, Shrewsbury, Shropshire, SY3 8LX

### Offers in the Region Of £375,000

The current vendor has undertaken extensive renovation and extension to the property to provide an impressive, unique 3 bedroom semi detached home with a contemporary feel, yet retaining many original features. Located in the highly sought after area of Copthorne within walking distance of the town centre and within the catchment for good primary and secondary schools. The accommodation includes Entrance Hall, Cloakroom, Good Size Living Room, Extended Kitchen/Dining Room, 3 Bedrooms, Beautiful 4-piece Bathroom, Recently Built Garage, Good Size Rear Garden, GCH, Under-floor Heating.  
Early Viewing is highly recommend.



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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

Glazed wooden entrance door.

**Entrance Hall** 21' 11" x 5' 7" (6.68m x 1.70m)  
Attractive part period tile and part parquet flooring, double glazed window to the side, staircase leading to First Floor Landing.

### Downstairs WC

Fitted with corner wash basin and WC, double glazed window to the side, black matt radiator, tiled flooring, feature wood wall.

**Excellent Living Room** 21' 11" x 13' 3" (6.68m x 4.04m)

A lovely size room with exposed floor boards, period radiator, double glazed bay window to the front, wood burner set to slate bed with wooden mantle above.

**Extended Kitchen/Dining Room** 12' 3" x 16' 7" (3.73m x 5.05m)

Beautifully fitted with good range of units, polished concrete work tops, integrated 4 ring induction hob with filter hood above and oven below, washer/dryer and dishwasher, inset 1 1/2 bowl sink unit, polished concrete floor with under-floor heating, feature triple glazed roof lantern, double glazed bi-fold doors with integrated blinds lead onto rear garden, double glazed window to the rear, useful built in storage cupboard housing combination gas central heating boiler, control panel and consumer unit, sedum living roof.

**First Floor Landing** 11' 7" x 5' 2" (3.53m x 1.57m)

Exposed floor boards, double glazed window to the side, contemporary radiator.

**Bedroom 1** 11' 7" x 12' 5" (3.53m x 3.78m)

Exposed floor boards, contemporary radiator, feature period fireplace, double glazed window to the rear.

**Bedroom 2** 10' 2" x 11' 8" (3.10m x 3.55m)

Exposed floor boards, contemporary radiator, feature period fireplace, double glazed window to the front.

**Bedroom 3** 10' 2" x 6' 0" (3.10m x 1.83m)

Exposed floor boards, contemporary radiator, double glazed window to the front.

**Bathroom** 8' 9" x 7' 0" (2.66m x 2.13m)

Beautifully fitted with 4 piece white suite including large shower cubicle with tiled surround and glass panel, roll top bath, wash basin and WC, double glazed window to the rear, black matt towel radiator.

**Large Garage/Workshop** 21' 8" x 15' 1" (6.6m x 4.6m)

Located to the rear of the property with electric roller shutter door, concrete floor, power and lighting and double glazed door and window overlooking rear garden., sedum living roof.

### Rear Garden

Mainly laid to lawn with sleepers containing raised shrub and vegetable beds and enclosed by fencing. To the rear of the garden is a paved patio and access to large Garage.

### External - Front

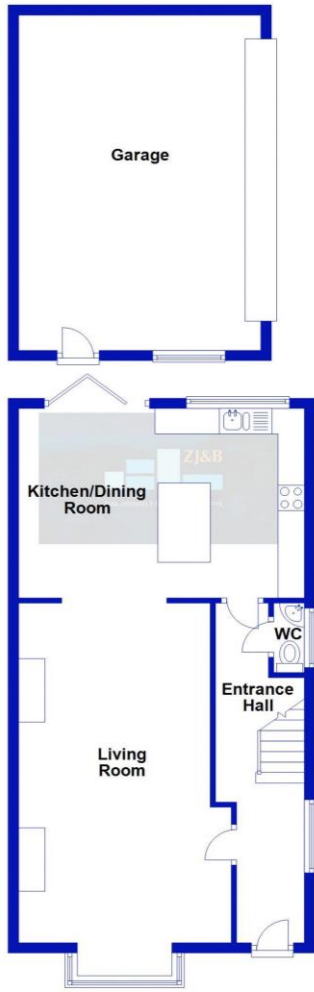
Recently laid block paved driveway, shared driveway to the side provides access to the Garage, external power point.

### Council Tax Band C

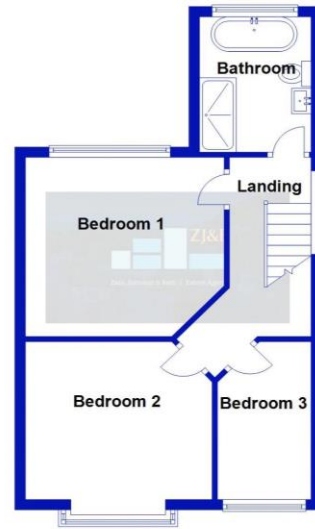
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

**Ground Floor**



**First 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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**FLOOR PLANS FOR GUIDANCE ONLY**





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**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**