



Zaza Johnson & Bath
Estate Agents

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89 Woodfield Road, Copthorne, Shrewsbury, Shropshire, SY3 8HU

£700,000

A rare 5 bedroom 1930's period detached house standing in large gardens (180' long).

Situated in one of Shrewsbury's premier roads, close to the town. Accommodation provides: Porch, Hall, WC, 3 Spacious Reception Rooms, Kitchen/Breakfast Room, 5 Bedrooms, Bathroom, Useful Loft Room, Additional Garden Room/Office, Garage And Covered Carport, The Beautiful Gardens Are An Exceptional Feature.

We Recommend Arranging An Early Viewing.



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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

Double glazed French doors.

Entrance Porch

Glazed entrance door.

Spacious Entrance Hall

Radiator, under stairs store cupboard, staircase leads to spacious First Floor Landing.

Cloakroom/WC

Fitted with wash basin and WC, side window.

Living Room 14' 4" x 13' 0" (4.37m x 3.96m)

Adams style fireplace, polished stone hearth and coal effect gas fire inset, walk in double glazed bay window to the front, double glazed side window, radiator, wall and ceiling lights.

Sitting Room 13' 7" x 13' 3" (4.14m x 4.04m)

Stone fireplace with cast iron glass fronted stove inset, radiator, wall and ceiling lights, double glazed side window, archway to

Dining Room 12' 1" x 8' 10" (3.68m x 2.69m)

Radiator, double glazed French doors leading onto extensive, well stocked garden, double glazed rear and side windows.

Kitchen/Breakfast Room 19' 0" x 8' 10" max (5.79m x 2.69m)

Tiled flooring, fitted with excellent range of units, wood style laminated work tops incorporating breakfast bar, tiled surround to work areas, inset 1 1/2 bowl sink. Integrated appliances include double oven, 4 ring gas hob with filter hood above and dishwasher. Radiator side window and double glazed window overlooking rear garden, glazed door to Rear Lobby, glazed door to Rear Porch.

Rear Lobby

Cupboard housing Worcester gas fired central heating boiler.

Rear Porch

Double glazed windows and door lead to rear garden, wide opening to Car Port.

Spacious First Floor Landing

Radiator.

Bedroom 1 13' 3" x 12' 2" (4.04m x 3.71m)

Double glazed side and rear windows overlooking glorious garden, built in double wardrobe with storage above.

Bedroom 2 14' 1" x 9' 6" (4.29m x 2.89m)

Radiator, built in double wardrobe, double glazed window to the front.

Bedroom 3 9' 0" x 8' 9" (2.74m x 2.66m)

Radiator, double glazed window overlooking rear garden.

Bedroom 4 13' 3" x 7' 11" plus bay (4.04m x 2.41m)

Walk in double glazed bay window to the front, further double glazed window to the side, built in double wardrobe door to Inner Hall and access to Loft Room.

Bedroom 5 8' 6" x 8' 1" (2.59m x 2.46m)

Double glazed window to the front.

Loft Room 19' 3" x 9' 4" (5.86m x 2.84m)

Approached via steps from Inner Hall, double glazed window overlooking rear garden, built in wardrobes, book shelving and under eaves cupboards.

Garage and Car Port

Brick built garage with power and lighting, wide opening to covered car port.

Brick Built Garden Room/Office 17' 10" x 8' 8" (5.43m x 2.64m)

Radiator, 2 double glazed windows.

Rear Garden

A superb feature of the property approached onto a paved patio. The first section of the garden is laid to lawn with well stocked beds and borders, large timber shed to one side. Beyond lies a variety of beds and borders with central pathway leading to second area of lawn with soft fruit and fruit trees beyond which a gate leads through to a vegetable garden. The garden is enclosed by fencing and is approximately 180' in length.

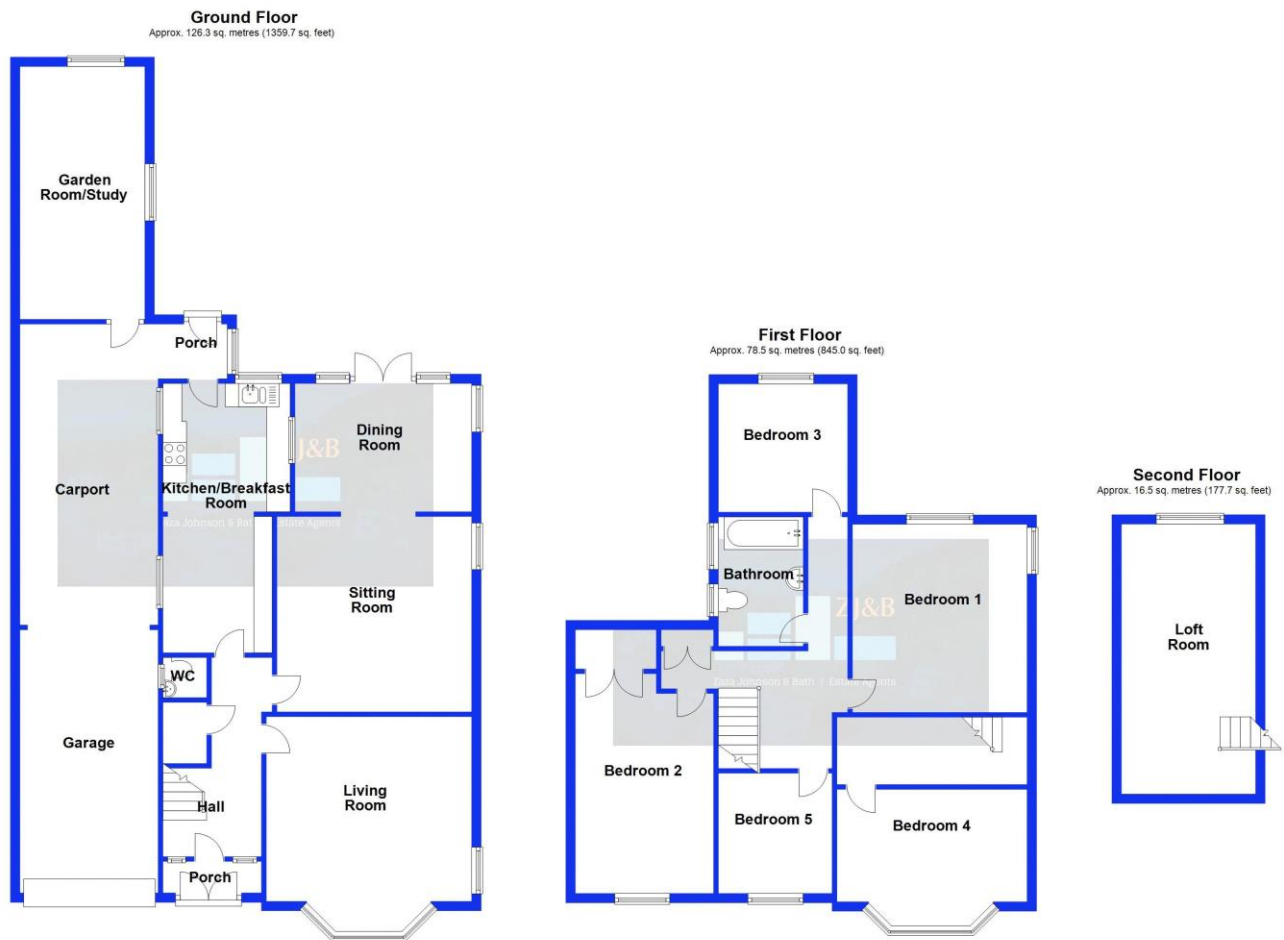
Outside - Front

The property is approached over a concrete driveway with shrub beds and small area of lawn, enclosed by fencing with gated access to the side.

Council Tax Band E

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.

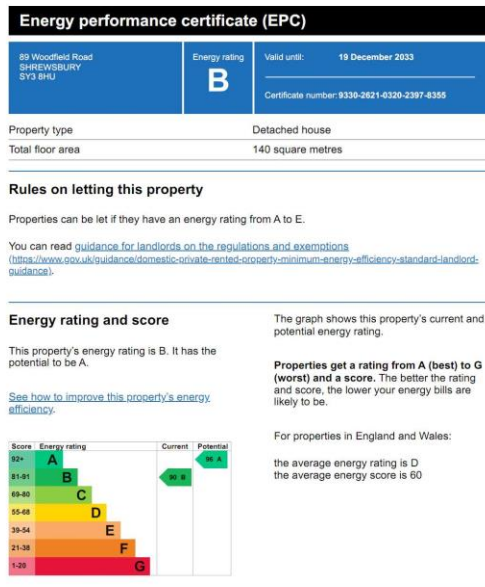
Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



Total area: approx. 221.3 sq. metres (2382.4 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





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