



**Zaza Johnson & Bath**  
Estate Agents

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## **20 Toronto Avenue, Copthorne, Shrewsbury, Shropshire, SY3 8GB**

**£400,000**

Offering excellent value for money this spacious, modern 5 bedroom detached family home is located in the popular area of Copthorne enjoying close proximity to excellent schools, local amenities, and the Royal Shrewsbury Hospital. This property is perfect for families and professionals alike, with easy access to the town centre and the M54.

Accommodation comprises: Entrance Hall, Cloakroom/WC, Living Room, Open Plan Kitchen/Dining Room, 5 Bedrooms, En-Suite Shower Room, Family Bathroom, Rear Garden, Driveway & Garage. NO UPWARD CHAIN.





## 20 Toronto Avenue, Copthorne, Shrewsbury, Shropshire, SY3 8GB

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 composite entrance door.

#### Entrance Hall 19' 3" x 4' 10" (5.86m x 1.47m)

Integrated floor mat and wood effect laminate flooring, useful storage cupboard, radiator, staircase to First Floor Landing.

#### Living Room 18' 1" x 11' 7" (5.51m x 3.53m)

Carpet, double radiator, double glazed window to the front.

#### Cloakroom/WC 7' 0" x 3' 8" (2.13m x 1.12m)

Wood effect laminate flooring, wash basin and WC, double glazed window to the side, extractor fan.

#### Kitchen/Dining Room 18' 1" x 19' 8" (5.51m x 5.99m)

Tiled floor, 2 double radiators, double glazed window overlooking rear garden, double glazed composite door leading to the garden, uPVC double glazed French doors lead onto patio and rear garden. The Kitchen is fitted with cream gloss units and wood effect work tops, inset sink unit, integrated 5 ring gas hob with black glass splash back, filter hood over, 2 Smeg ovens below, fridge and freezer, washing machine and dishwasher. The boiler is a cupboard in the corner and due to be replaced on 11th February. Useful under stairs storage cupboard

#### First Floor Landing

Access to loft space, radiator, storage cupboard housing hot water cylinder.

#### Master Bedroom 17' 10" x 9' 8" (5.43m x 2.94m)

Carpet, dual aspect double glazed windows to the front and rear, air filter, double radiator, built in double wardrobe.

#### En-suite Shower Room 7' 0" x 4' 9" (2.13m x 1.45m)

Tile effect vinyl flooring, radiator, WC, wash basin, fully tiled shower cubicle with mixer shower and glass sliding doors, extractor fan.

#### Bedroom 2 13' 5" x 10' 3" (4.09m x 3.12m)

Capet, radiator, double glazed window to the front, air filtler, built in double wardrobe, door to Jack and Jill Family Bathroom.

#### Bedroom 3 10' 6" x 9' 0" (3.20m x 2.74m)

Carpet, radiator, air filter, double glazed window to the front.

#### Bedroom 4 10' 7" x 10' 10" (3.22m x 3.30m)

Carpet, radiator, air filter, double glazed window overlooking rear garden.

#### Bedroom 5 10' 3" x 7' 5" (3.12m x 2.26m)

Carpet, radiator, air filter, double glazed window to the rear overlooking garden.

#### Family Bathroom 10' 3" x 6' 2" (3.12m x 1.88m)

Tile effect vinyl flooring, radiator, bath with mixer shower above, tiled surround and glazed shower screen, wash basin, WC, extractor fan, double glazed window to the side.

#### Rear Garden

The south westerly facing garden is approached onto a paved patio leading onto good size lawn, paved pathway leads to the bottom of the garden. Shed and Summer House with decking. Side access to the Garage and Driveway.

#### Outside - Front

Approached onto a tarmacadam driveway providing parking and access to the Garage. Small shrub bed with hedging and paved pathway to the entrance door.

#### Garage 19' 4" x 9' 10" (5.89m x 2.99m)

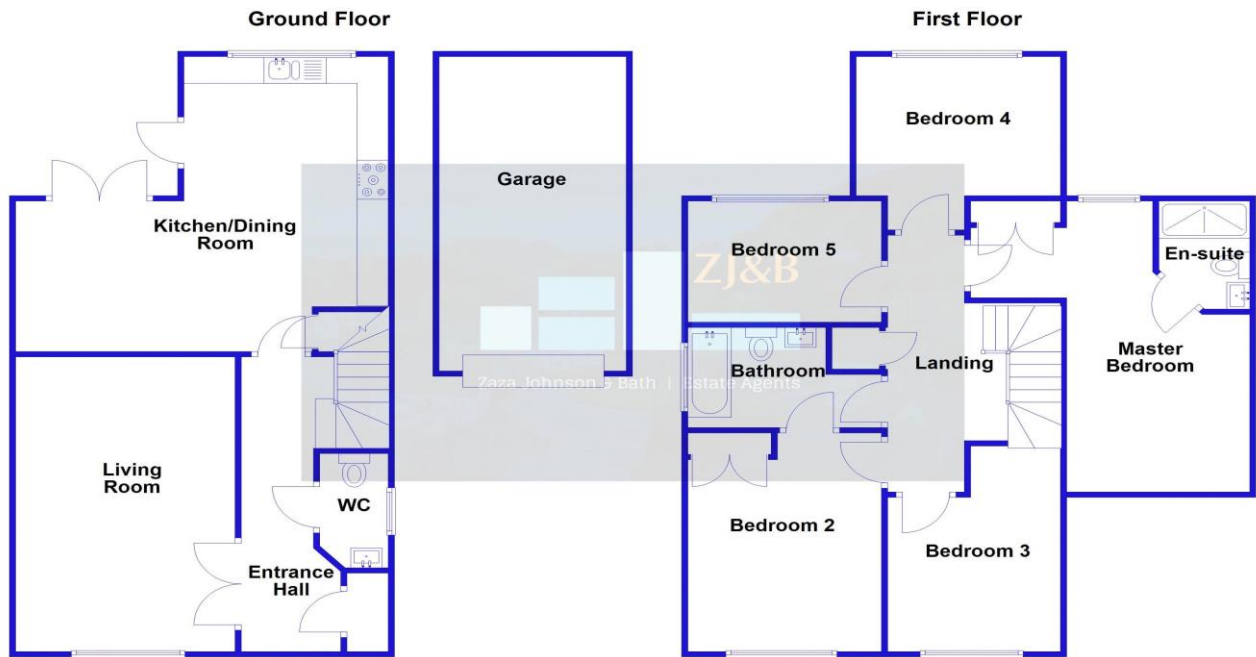
Up and over door, power and lighting.

#### 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**





20 Toronto Avenue, Copthorne, Shrewsbury

## FLOOR PLANS FOR GUIDANCE ONLY

15/01/2025, 17:14 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

### Energy performance certificate (EPC)

20 Toronto Avenue Shrewsbury SY3 8JH	Energy rating <b>C</b>	Valid until 7 July 2034
		Certificate number 9620-3038-3206-7244-0200

Property type Detached house

Total floor area 139 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/landlords-privately-rented-property-minimum-energy-efficiency-standards) (<https://www.gov.uk/guidance/landlords-privately-rented-property-minimum-energy-efficiency-standards>).

#### 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](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	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-certificate.service.gov.uk/energy-certificate/9620-3038-3206-7244-0200>





### **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**