



**Zaza Johnson & Bath**  
Estate Agents

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## **41 Copthorne Road, Copthorne, Shrewsbury, Shropshire, SY3 8NW**

**£380,000**

This impressive 4 bedroom Victorian period end terrace house enjoys the rare feature of double width driveway parking and provides excellent accommodation over three floors including: Enclosed Porch, Hall, Living Room With Wood Stove, Large Modern Kitchen/Breakfast Room, Dining Room, WC. 3 Bedrooms And Bathroom On The First Floor. Spacious Bedroom On The 2nd Floor. GCH, DG, Attractive Gardens. Views Over Shrewsbury, Close Walking Distance Of The Town Centre And Quarry Park. We Anticipate Strong Interest In This Fabulous Property.



## 41 Copthorne Road, Copthorne, Shrewsbury, Shropshire, SY3 8NW

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 feature double glazed window above.

### Entrance Porch

Minton pattern tile flooring, glazed entrance door.

### Entrance Hall

Period pattern tile floor, radiator, staircase leading to First Floor Landing.

### Living Room 13' 0" x 12' 1" (3.96m x 3.68m)

Cast iron, glass fronted wood burner set to slate hearth with brick arch feature, alcoves to either side with shelving and cupboards, radiator, walk in double glazed bay window to the front, picture rail and cornice.

### Kitchen/Breakfast Room 12' 5" x 12' 0" (3.78m x 3.65m)

Polished tile flooring, fitted with an excellent range of contemporary units with matching island with inset sink unit, integrated fridge/freezer, electric oven, 5 ring gas hob with steel splash back and filter hood above and dishwasher, radiator, double glazed window to the rear.

### Dining Room 15' 2" x 8' 10" (4.62m x 2.69m)

Matching polished tile flooring, radiator, double glazed window and French doors leading onto private enclosed courtyard, useful utility area.

### Ground Floor WC

Fitted with corner wash basin, WC, double glazed side and rear windows, polished tile flooring.

### Spacious First Floor Landing

Staircase leads to Second Floor.

### Bedroom 1 15' 8" x 11' 4" (4.77m x 3.45m)

Dual aspect double glazed windows to the front, radiator, built in double wardrobe.

### Bedroom 2 12' 1" x 9' 10" (3.68m x 2.99m)

Radiator, double glazed window to the rear overlooking garden and views towards the townscape.

### Bedroom 3 9' 0" x 8' 11" (2.74m x 2.72m)

Radiator, cupboard housing gas central heating boiler, double glazed window to the rear.

### Bathroom

Fitted with contemporary white 3 piece suite including 'P' shape bath with mixer tap and wall mounted shower fitting, wash basin and WC, tiled areas, designer radiator, shaver socket, double glazed side window.

### Second Floor Landing

Double glazed sky light.

### Bedroom 4 14' 8" x 14' 7" (4.47m x 4.44m)

Double glazed window with fine open views across the town and towards Shrewsbury School. Double glazed skylight provides further natural lighting, under eaves storage, radiator, exposed ceiling timbers.

### Outside - Front

The property is located in a prominent corner position enclosed by brick wall, approached through wrought iron gates opening onto pathway to entrance door. The front garden is gravelled with mature shrubs.

### Rear Courtyard Garden

The property enjoys an attractive courtyard with brick wall with wrought iron railings above, external lighting and cold water tap. This provides a lovely seating area. Useful store 6' 0" x 3' 6" (1.83m x 1.07m). Wrought iron gate onto residents' pathway.

### Main Rear Garden

Brick paved patios, the rear garden is mainly laid to lawn with shrub beds and borders. To the side of the property double wooden gate lead onto Drive.

### Brick Paved Driveway

Double width brick paved driveway, which is an extremely rare feature of properties in the locality.

### 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**



41 Copthorne Road, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)			
41 Copthorne Road SHREWSBURY SY3 8NW	Energy rating <b>C</b>	Valid until: 7 April 2035	Certificate number: 2635-6824-3499-0963-8202
Property type		End-terrace house	
Total floor area		141 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**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.](#)

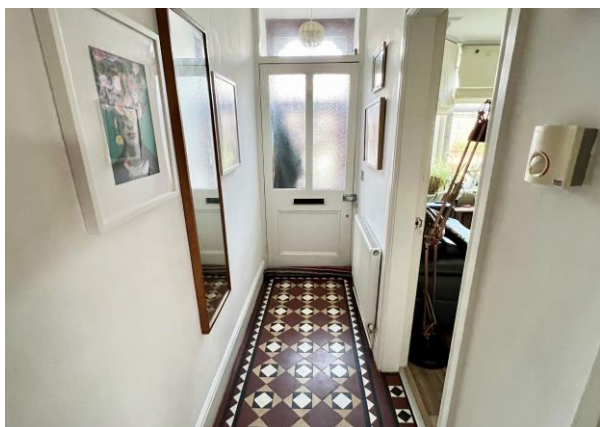
The graph shows this property's current and potential energy rating.

**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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





### **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**