



Zaza Johnson & Bath
Estate Agents

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61b Mytton Oak Road, Copthorne, Shrewsbury, Shropshire, SY3 8UQ

£475,000

A well presented and loved 4-5 bedroom detached family home offering plenty of opportunity for development and renovation. With great transport links as well and brilliant proximity to many local amenities including the Royal Shrewsbury Hospital. Accommodation includes Entrance Hall, Cloakroom, Lounge, Kitchen/Breakfast Room, Utility, Dining Room, Sitting Room, Ground Floor Bedroom, Ensuite/Wet Room, 4 Double Bedrooms and Bathroom On The First Floor, Large Rear Garden, Garage, DG, GCH.
NO UPWARD CHAIN.



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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

Recessed porch, uPVC double glazed entrance door.

Entrance Hall

Carpet with parquet wooden flooring beneath, radiator, useful understairs storage cupboard.

Cloakroom

Fitted with wash basin and WC, double glazed window to the front.

Lounge 14' 11" x 11' 5" (4.54m x 3.48m)

Carpet with parquet flooring beneath, double glazed window to the front, stone fireplace with wooden mantle and electric fire inset, radiator.

Dining Room 11' 5" x 8' 11" (3.48m x 2.72m)

Radiator, double glazed window to the front.

Sitting Room 10' 8" x 10' 8" (3.25m x 3.25m)

Radiator, double glazed window to side, double glazed doors providing access to rear garden and front of the property.

Downstairs Bedroom 14' 11" x 9' 11" (4.54m x 3.02m)

Engineered wood flooring, radiator, double glazed sliding patio doors providing access to the rear garden.

Wet Room 10' 8" x 4' 7" (3.25m x 1.40m)

Fully tiled walls and flooring, wall mounted electric shower, wash basin, WC, recessed spotlights, extractor fan, double glazed window to rear.

Kitchen/Breakfast Room 16' 5" x 8' 10" (5.00m x 2.69m)

Fitted with base and eye level units, integrated oven and grill, four ring electric hob, worktops with inset stainless steel sink unit, tiled splash to work areas, tiled floor, dual aspect double glazed windows to the rear and side.

Utility Room 17' 0" x 5' 5" (5.18m x 1.65m)

Fitted worktops with tiled splash, inset stainless steel sink, base units, tiled effect vinyl flooring, double glazed window to the rear and double doors provide access to the rear garden.

First Floor Landing

Access to loft space, built in airing cupboard, radiator, double glazed window to front.

Bedroom 1 13' 2" x 11' 1" (4.01m x 3.38m)

Radiator, double glazed window to the front, built in wardrobes with storage above.

Bedroom 2 13' 8" x 9' 3" (4.16m x 2.82m)

Radiator, double glazed window to the front, built in wardrobes with storage above.

Bedroom 3 10' 11" x 9' 10" (3.32m x 2.99m)

Radiator, double glazed window to the rear overlooking garden.

Bedroom 4 9' 4" x 8' 11" (2.84m x 2.72m)

Radiator, double glazed window to the rear overlooking garden.

Bathroom

Fitted with 3 piece suite including bath with electric shower over and glazed screen, wash basin, WC, 2 double glazed windows to the rear, chrome heated towel rail, tiled walls, extractor fan.

Outside - Front

Approached through wrought iron gates, brick paved driveway provides ample parking and access to Garage. The front garden is laid to lawn with neat borders and enclosed by low brick wall and fencing to the side.

Garage 17' 8" x 9' 2" (5.38m x 2.79m)

Electric garage door, double glazed window to the side, power and lighting, wall mounted Worcester gas fired central heating boiler (fitted 2023).

Rear Garden

Approached onto a paved patio, leading down to a sun terrace with garden pond, good size lawn, raised beds and shrub beds and borders. 2 Summer House and 2 Garden Sheds. Enclosed by fencing and mature hedging.

Agents' Note

The Dining Room, Sitting Room Ground Floor Bedroom and Wet Room would make an ideal annexe for independent living space.

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**



FLOOR PLANS FOR GUIDANCE ONLY

14/03/2025, 09:49 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

English | [Cymraeg](#)

Energy performance certificate (EPC)

616 Myton Oak Road SWANSEA SA1 3JG	Energy rating C	Valid until 4 September 2034
		Certificate number 0444-3041-0201-0764-0200

Property type Detached house

Total floor area 156 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-private-rented-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-rented-properties>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 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-certificates.service.gov.uk/energy-certificate/0444-3041-0201-0764-0200>

1/5



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