



**Zaza Johnson & Bath**  
Estate Agents

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## **54 Copthorne Drive, Copthorne, Shrewsbury, Shropshire, SY3 8RX**

**£475,000**

This tastefully extended 3 bedroom semi detached house provides exceptional living space. Combining the traditional attractions with contemporary additions, accommodation includes: Porch, Entrance Hall, Living And Sitting Rooms, Impressive Spacious Family Kitchen/Dining Room, Utility Room, Shower Room, 3 Good Sized Bedrooms, Bathroom, WC. Delightful Garden Enclosed By Hedges, Ample Driveway Parking, GCH, DG. We Consider Viewing To Be Essential.



## 54 Copthorne Drive, Copthorne, Shrewsbury, Shropshire, SY3 8RX

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 side windows.

### Enclosed Porch

Wooden glazed entrance door with side screens.

### Entrance Hall

Lovely, spacious central Hall with column style radiator, oak block flooring, under stairs storage cupboard, staircase leads to First Floor Landing.

### Living Room 16' 7" x 9' 9" (5.05m x 2.97m)

Herring bone pattern pine wood block flooring, attractive wooden fire surround with exposed brickwork to fireplace and hearth, designer radiator, picture rail, large double glazed window to the front, glazed door to Family Kitchen/Dining Room.

### Sitting Room 9' 10" x 8' 10" (2.99m x 2.69m)

Herring bone pattern pine wood block flooring, wooden fire surround with exposed brickwork and hearth, walk in double glazed bay window to the front, picture rail, radiator.

### Family Kitchen/Dining Room 24' 9" x 15' 3" (7.54m x 4.64m)

An impressive, spacious room which is an extension to the original property providing further excellent living space. Oak herringbone pattern wood block flooring, double glazed French doors open onto attractive garden, further double glazed window to the rear. The Kitchen Area is comprehensively fitted with a good range of units, tiled worktops with Belfast style glazed twin bowl sink unit, Smeg dual fuel range with extractor canopy over, integrated dishwasher, column style radiator, generous Dining Area with bench seating, breakfast bar, column style radiator, 3 roof lights provide excellent natural lighting.

### Inner Lobby

Wood block flooring and cloaks recess.

### Utility Room 8' 10" x 6' 9" (2.69m x 2.06m)

Wood style laminated work top with inset glazed Belfast style sink unit, base and eye level units, one of which houses Worcester gas fired central heating boiler, quarry tile flooring, glazed door to the side.

### Shower Room

Fitted with 3 piece suite providing large fully tiled shower cubicle with twin shower heads, wash basin, WC, heated towel rail, quarry tile flooring, extractor, double glazed side window.

### First Floor Landing

Double glazed rear window, painted floor boards, access to roof space.

### Bedroom 1 16' 0" x 10' 0" (4.87m x 3.05m)

A delightful room with dual aspect double glazed windows, period cast iron fireplace with hearth, radiator.

### Bedroom 2 9' 10" x 8' 10" (2.99m x 2.69m)

Painted floor boards, period cast iron fireplace, radiator, double glazed window with fine open aspect to the front.

### Bedroom 3 10' 0" x 8' 9" (3.05m x 2.66m)

Painted floor boards, radiator, period cast iron fireplace, double glazed window to the rear.

### Bathroom

Fitted with white 2 piece suite including tiled panel bath with mixer tap and shower fitting, wash basin, designer heated towel rail, double glazed window to the front.

### Separate WC

Radiator, double glazed side window.

### Outside - Front

The property is approached over a gravel driveway providing ample parking. Raised shrub beds and box hedging, wall to the front, hedging and fencing to either side.

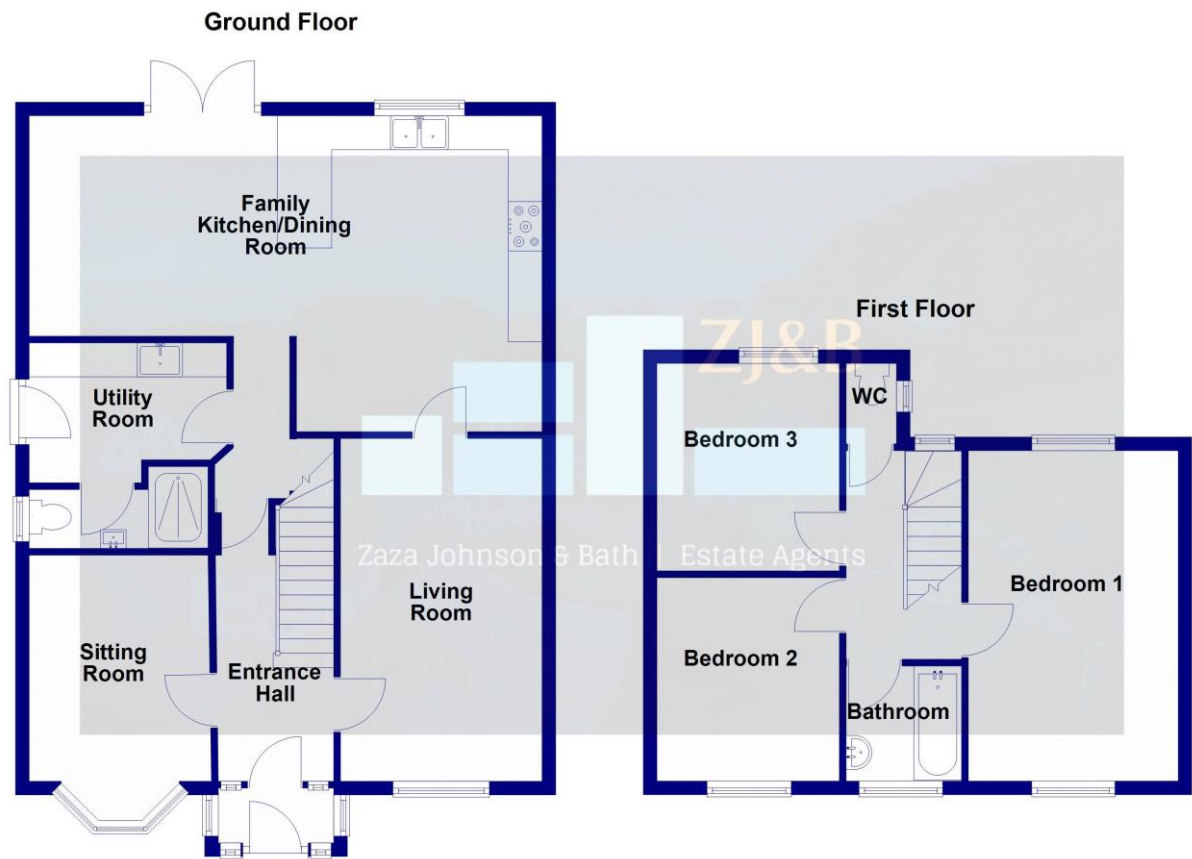
### Rear Garden

From the Dining Area double glazed French doors lead onto a delightful rear garden which is enclosed by high level mature hedging, mainly laid to lawn with gravel patio and seating area to one corner, timber summer house, variety of shrubs and trees including Lilac. Wide gravel pathway and storage area to the side of the property with external tap and lighting points, bin store and garden store and gated access back to the front of the property.

### 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**



54 Copthorne Drive, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

## Energy performance certificate (EPC)

54, Copthorne Drive Shrewsbury SY3 8PW	Energy rating <b>E</b>	Valid until 21 January 2028
		Certificate number 0952-3535-4197-4225-7811

Property type Semi-detached house  
Total floor area 87 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/government/publications/energy-efficiency-standards-in-rental-properties) (<https://www.gov.uk/government/publications/energy-efficiency-standards-in-rental-properties>).

### Energy rating and score

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

[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

### Breakdown of property's energy performance





### 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**