



**Zaza Johnson & Bath**  
Estate Agents

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## **28 Falcons Way, Copthorne, Shrewsbury, Shropshire, SY3 8ZE**

### **Offers in the Region Of £115,000**

A 2 bedroom flat located in the popular area with easy access to road links, local amenities and the Royal Shrewsbury Hospital. The accommodation includes Entrance Hall, Living Room, Kitchen, 2 Bedrooms and Bathroom, Double Glazing, Gas Central Heating, Allocated Parking, Communal Garden and Bin Store.



## **28 Falcons Way, Copthorne, Shrewsbury, Shropshire, SY3 8ZE**

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**

uPVC double glazed entrance door.

**Entrance Hall** 14' 9" x 2' 8" (4.49m x 0.81m)  
Carpeted, 2 useful storage cupboards.

**Living Room** 11' 10" x 9' 8" (3.60m x 2.94m)  
Wood effect laminate flooring, uPVC double glazed window to the front, radiator, opening to

**Kitchen** 8' 10" x 7' 0" (2.69m x 2.13m)  
Fitted with base and eye level units with laminate worktops, stainless steel sink unit, double glazed window, radiator, wall mounted boiler, space and plumbing for washing machine.

**Bedroom 1** 10' 9" x 7' 7" (3.27m x 2.31m)  
Carpeted, built in wardrobe, double glazed window, radiator.

**Bedroom 2** 6' 5" x 6' 6" (1.95m x 1.98m)  
Carpeted, double glazed window, radiator.

**Bathroom** 6' 5" x 6' 4" (1.95m x 1.93m)  
Fitted with 3 piece suite including WC, wash basin and bath with electric shower over, fully tiled walls, double glazed window.

### **External**

Communal Car Park with allocated space, footpath leads to the entrance door, small communal lawn area and communal bin storage.

### **Services**

Mains Gas, Electricity, Water and Drainage area connected.

### **Lease Details**

The property is held on a 99 year lease from 1st January 1983

### **Council Tax Band A**

**Tenure:** Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

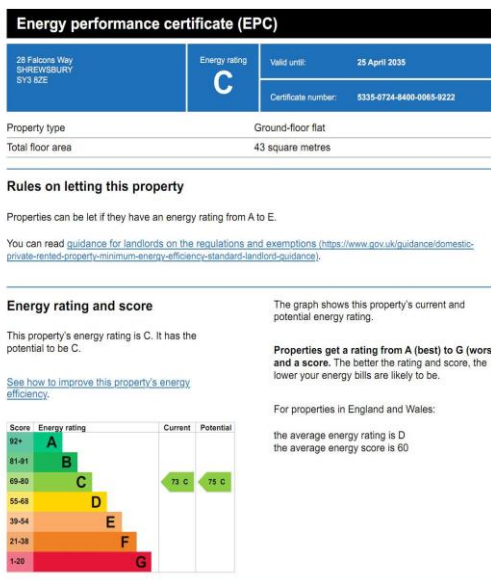
**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

## Ground Floor



**28 Falcons Way, Cophorne, Shrewsbury**

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**