



Zaza Johnson & Bath
Estate Agents

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46 Crowmeole Drive, Copthorne, Shrewsbury, Shropshire, SY3 8AW

Offers in the Region Of £260,000

A really well presented 2 bedroom semi detached house which has been maintained and improved to an excellent standard by the current owner, including solid oak door throughout, landscaped garden, high quality kitchen units. Located in the highly sought after area of Copthorne. The accommodation includes Entrance Hall, Living Room, Fabulous Kitchen/Dining Room, 2 Good Size Bedrooms, Bathroom, Excellent Sized Landscaped Garden, Off Road Parking, GCH, DG.
We Recommend Early Viewing Of this Lovely Property.



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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

Wooden glazed entrance door.

Entrance Hall 10' 5" x 5' 9" (3.17m x 1.75m)

Wood effect laminate flooring, carpeted staircase leads to First Floor Landing.

Living Room 10' 5" x 11' 10" (3.17m x 3.60m)

Wood effect laminate flooring, double glazed window to the front, solid oak door to Kitchen/Dining Room.

Kitchen/Dining Room 27' 6" x 10' 3" (8.38m x 3.12m)

Wood effect laminate flooring, good range of cream gloss base and eye level units, granite work tops with built in drainer, stainless steel 1 1/2 bowl sink unit, integrated appliances include 4 ring Smeg induction hob, 2 electric ovens below and filter hood above, Bosch microwave, matching island unit incorporating seating area with granite worktop and cupboards beneath, 2 double glazed windows and French doors overlooking rear garden, double glazed window to the front and door to the front of the property, double radiator.

First Floor Landing 6' 10" x 4' 3" (2.08m x 1.29m)

Double glazed window to the side, access to the loft.

Bedroom 1 18' 0" x 10' 5" (5.48m x 3.17m)

Carpet, radiator, dual aspect double glazed windows to the front and side.

Bedroom 2 10' 4" x 10' 11" (3.15m x 3.32m)

Carpet, double radiator, double glazed window overlooking rear garden, built in wardrobe.

Bathroom 5' 8" x 6' 9" (1.73m x 2.06m)

Fully tiled walls and flooring, fitted with wash basin set to vanity unit, WC and bath with mixer shower above, chrome heated towel radiator, double glazed window to the rear, extractor fan.

Rear Garden

An impressive size, recently landscaped. Approached onto a slate patio with Cotswold stone border. The garden is enclosed by fencing to both sides and brick wall to the rear. Large area of lawn with shrub bed to the side. Cotswold stone pathway leads to the rear of the garden where there is a concrete base ideal for a shed or greenhouse.

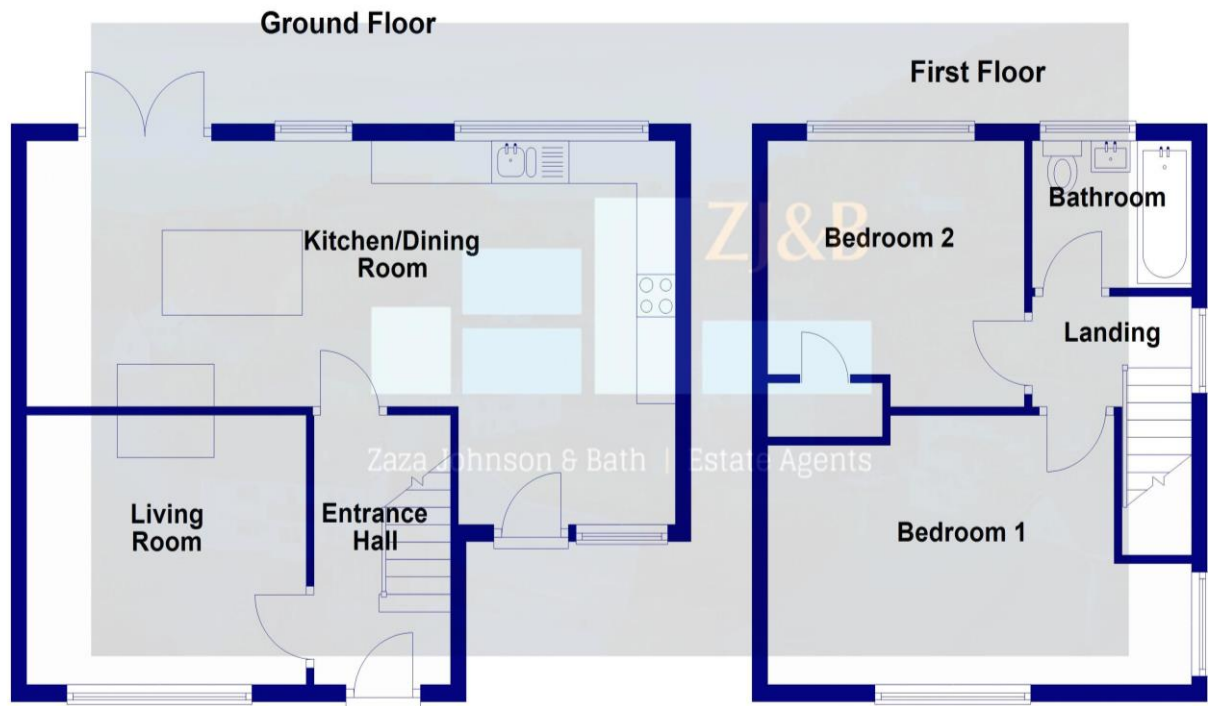
External - Front

Paved driveway providing pathway, hedging to the front.

Council Tax Band B

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**



46 Crowmeole Drive, Copthorne, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

21/05/2025, 10:59

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

English | [Cymraeg](#)

Energy performance certificate (EPC)

46, Crowmeole Drive Shrewsbury SY3 6AP	Energy rating C	Valid until 21 June 2030
		Certificate number 8890-7526-7760-0072-8222

Property type Semi-detached house

Total floor area 83 square metres

Rules on letting this property

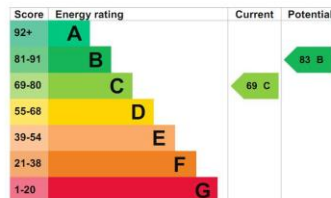
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/understanding-private-rented-property-minimum-energy-efficiency-standards-and-rates-guide) (<https://www.gov.uk/understanding-private-rented-property-minimum-energy-efficiency-standards-and-rates-guide>).

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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/8890-7526-7760-0072-8222>

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