



## **7 Copperfield Drive, Copthorne, Shrewsbury, Shropshire, SY3 8ZD**

**£265,000**

An attractive, well maintained 3 bedroom semi detached house located in this popular area, close to The Royal Shrewsbury Hospital, local amenities and road links. The accommodation includes Entrance Hall, Living/Dining Room, Sun Room, 3 Bedrooms and Bathroom. Garden, Garage and Driveway, DG, GCH. Early Viewing Recommended.



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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

uPVC double glazed entrance door.

### Entrance Hall

Wood effect laminate flooring, radiator, staircase leading to First Floor Landing.

**Living/Dining Room** 19' 0" x 8' 2" (5.79m x 2.49m)

Wood effect laminate flooring, radiator, double glazed window to the front, openings to Kitchen and Sun Room, useful under stairs storage cupboard, vertical radiator.

**Sun Room** 11' 8" x 7' 8" (3.55m x 2.34m)

Wood effect laminate flooring, 2 double glazed French doors to the side and rear, double glazed windows to the side, double glazed roof lantern, 2 vertical radiators, electric wood effect fire.

**Kitchen** 7' 3" x 9' 2" (2.21m x 2.79m)

Fitted with base and eye level units, laminate work tops, inset stainless steel sink unit, electric double oven, 4 ring electric hob with filter hood above, space and plumbing for washing machine, space for under-counter fridge, tiled flooring, double glazed window to the side and double glazed patio doors opening onto rear garden.

### First Floor Landing

Wood effect laminate flooring, double glazed side window, access to loft.

**Bedroom 1** 9' 2" x 8' 6" (2.79m x 2.59m)

Wood effect laminate flooring, radiator, double glazed window to the rear.

**Bedroom 2** 9' 6" x 8' 6" (2.89m x 2.59m)

Wood effect laminate flooring, radiator, double glazed window to the front.

**Bedroom 3** 5' 3" x 6' 5" (1.60m x 1.95m)

Wood effect laminate flooring, radiator, double glazed window to the front, built in double wardrobe with mirror fronted sliding doors.

### Bathroom

Fitted with 3 piece suite including bath with electric shower over, wash basin and WC, tiled flooring, chrome towel radiator, fully tiled walls, double glazed window to the rear.

### Outside -Front

Small area of lawn to the front and pathway leads to entrance door and access to the rear of the property.

### Rear Garden

Approached onto a paved patio from the Kitchen, pathway leads to the rear of the garden with lawns to either side and space for outdoor seating. Enclosed by fencing with gated access to the rear leading to Driveway and Garage.

### Driveway and Garage

Located to the rear of the property.

### Council Tax Band C

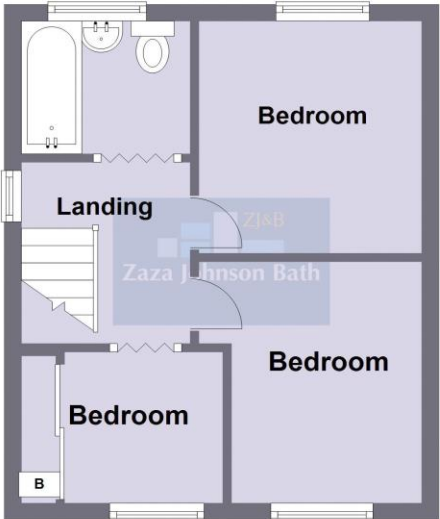
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

Ground Floor



First Floor



FLOOR PLANS FOR GUIDANCE ONLY

22/08/2025, 12:08

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Energy performance certificate (EPC)

|                                               |                           |                                                 |
|-----------------------------------------------|---------------------------|-------------------------------------------------|
| 7, Copperfield Drive<br>Shrewsbury<br>SY3 8ZD | Energy rating<br><b>D</b> | Valid until:<br>5 May 2030                      |
|                                               |                           | Certificate number:<br>8603-4067-7022-5407-0503 |

Property type

Semi-detached house

Total floor area

69 square metres

Rules on letting this property

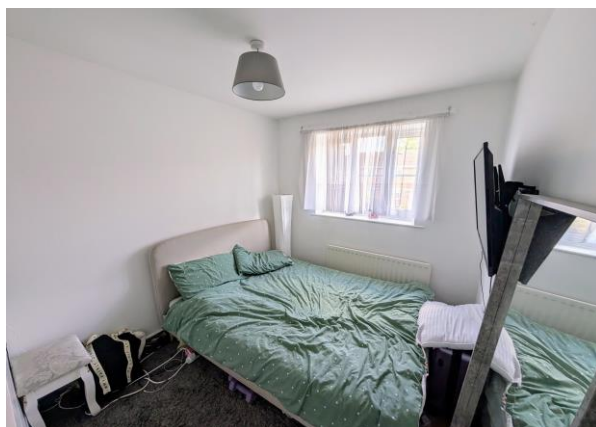
Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.  
[See how to improve this property's energy efficiency.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/8603-4067-7022-5407-0503>

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### **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**