

**COOPER  
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**1 Thornhill Road, The Mount, Shrewsbury, SY3 8YA**

3 bedroom detached house — £350,000 Freehold

# 1 Thornhill Road, The Mount, Shrewsbury, SY3 8YA

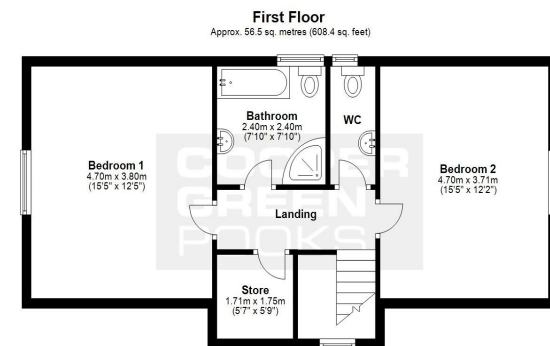
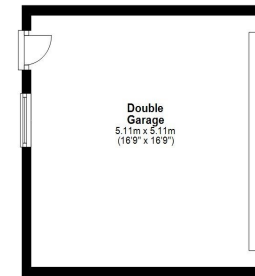
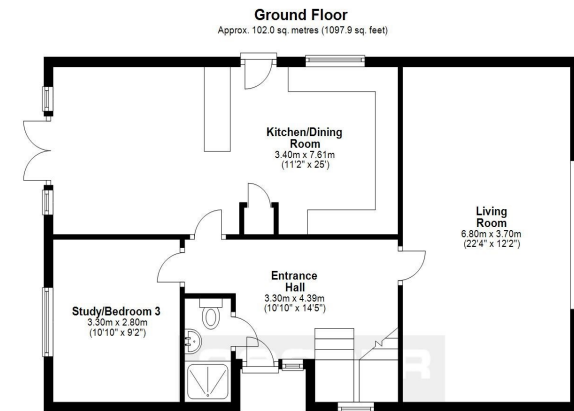
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£350,000 Freehold—3 bedroom detached house

This spacious detached property is located in a fantastic position just off the Mount and adjoining Copthorne Park, with an extensive driveway, detached double garage and private garden.

## KEY FEATURES

- Large living room with window to front. Open plan kitchen/dining room with wood effect flooring, range of fitted units, window and door to side, as well as further windows and glazed double doors to rear garden. Study or ground floor third double bedroom
- Staircase with half landing from hall to main landing area, where there is a useful walk-in store with cupboards. Two further good-sized double bedrooms and a family bathroom with separate shower
- uPVC double glazed windows and gas fired central heating. New carpets and décor throughout
- Lawned front garden and block paved driveway which provides parking for at least 4 cars and access to a detached double garage
- Really good location in a very popular area of town, just a mile from the centre and right next to the beautiful Copthorne Park
- Vacant with no onward chain
- The current owners obtained planning permission in September 2009 to extend the property to a four bedroomed house. They informed us that they implemented the permission by putting in some footings and having them inspected by the building control department of Shropshire Council. Prospective buyers should confirm this information with Shropshire Council if it's important to them. The planning permission can be viewed on the Shropshire Council Planning (Ref 09/00164/ FUL).
- A structural survey has recently been carried out on the property due to subsidence having occurred in the past. Buyers will need to confirm that they have read a copy of the report before they view as it gives details of this and other matters which buyers should be aware of. The survey report states that "whilst it is unlikely that ground movement is progressive, it may be prudent to undertake a 12-month period of monitoring to fully determine if movement is progressive, seasonal, or historic to eliminate any doubt". Even so, the price has been reduced to reflect the issues raised in the structural report. We can email a copy of the report on request.



Total area: approx. 158.5 sq. metres (1706.3 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PLANiQ.





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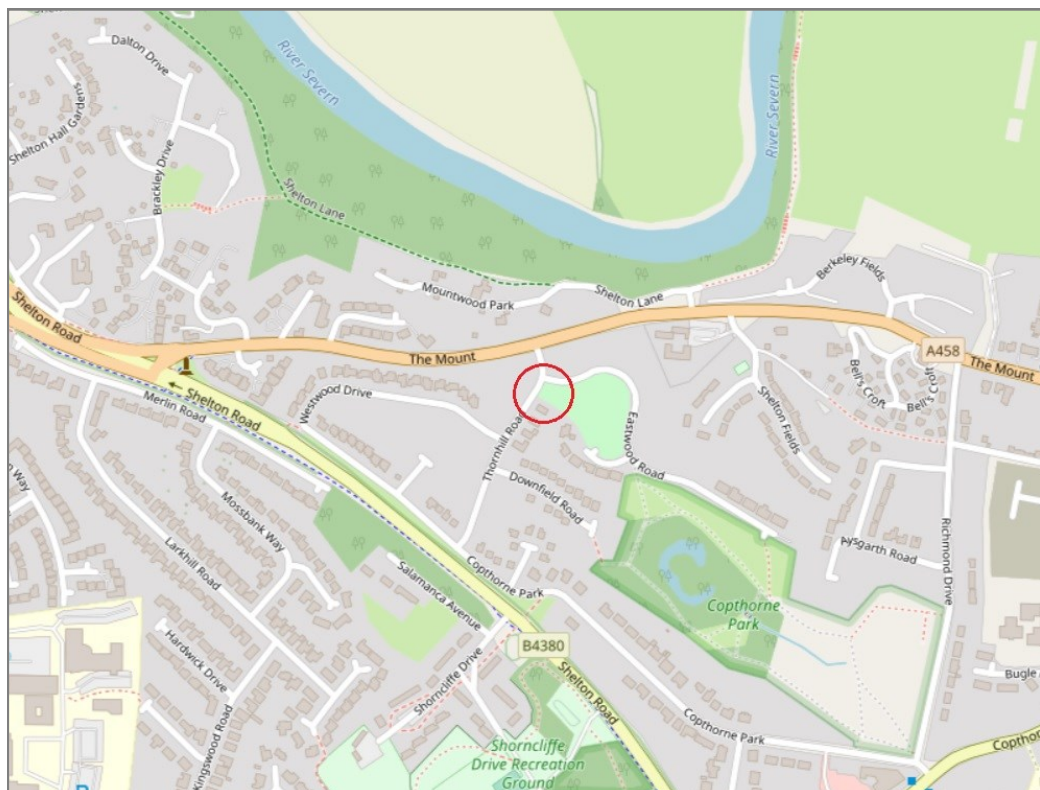
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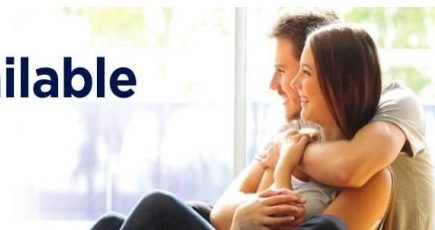
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BOUNDARIES NOT CONFIRMED

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>TBC</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**  
3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**



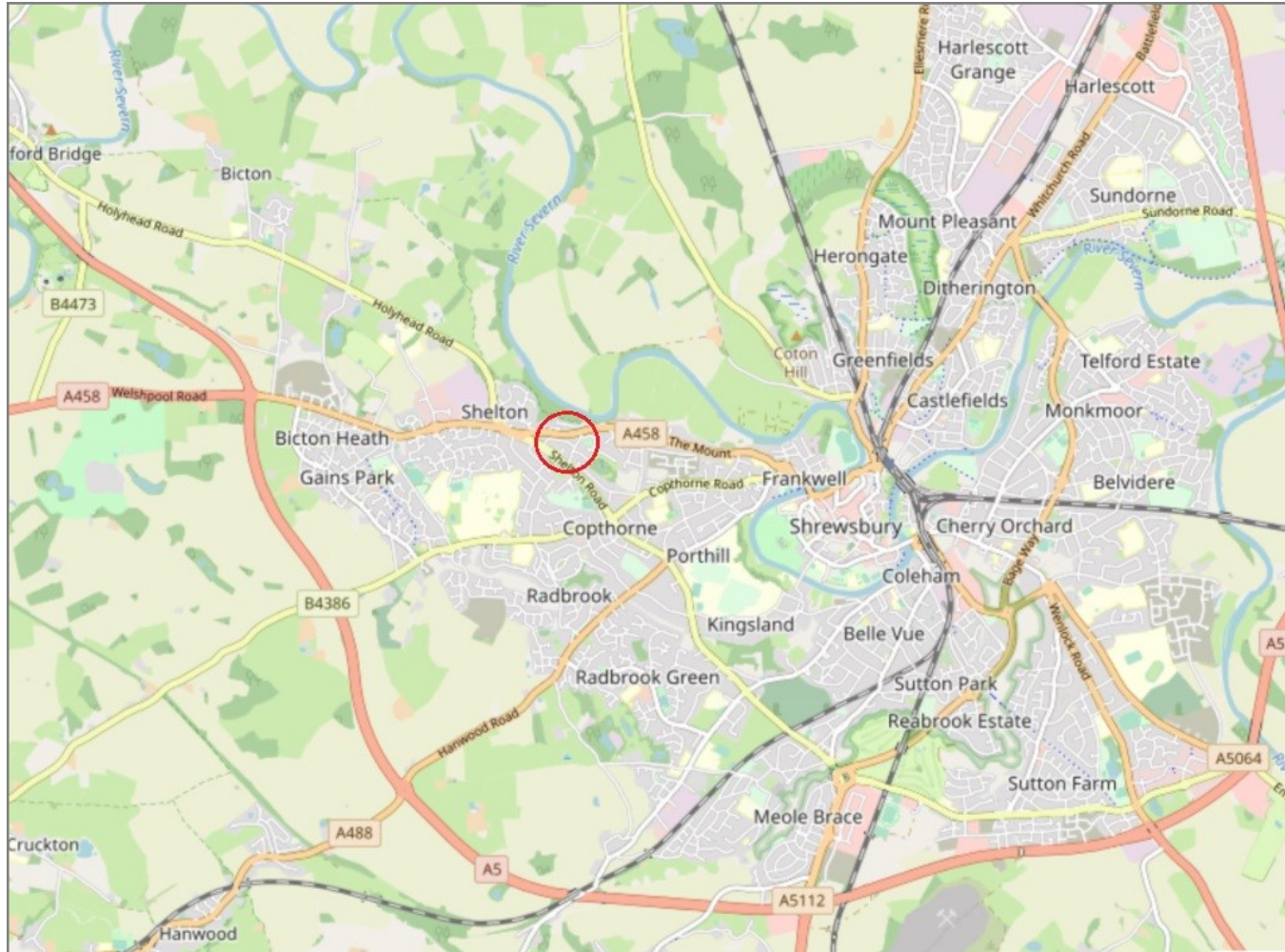
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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