



**39 Hafren Road, Copthorne, Shrewsbury, SY3 8NG**

3 bedroom detached house—Offers in the region of £515,000 Freehold

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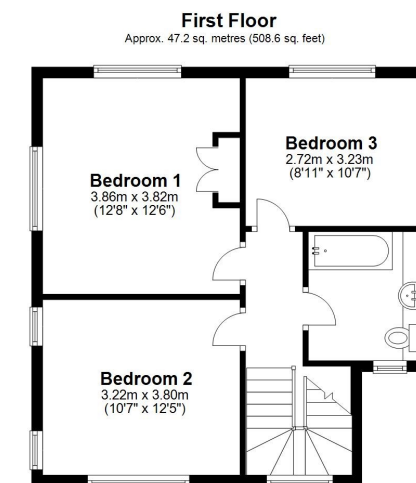
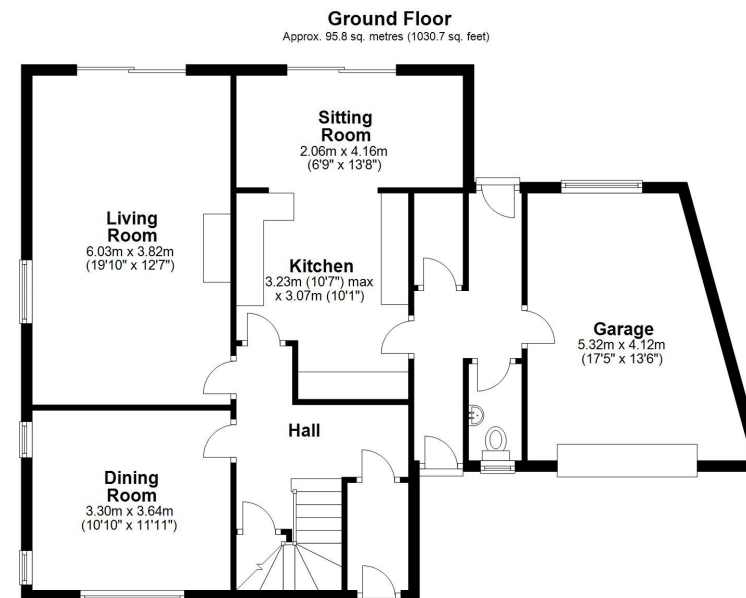
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sales@cgpooks.co.uk

**This individual and very attractive detached property is located on a quiet and popular street with private garden, whilst being just a short walk from Frankwell, the town centre, lovely river walks and Quarry Park.**

### KEY FEATURES

- Light and well presented accommodation with gas fired central heating and double glazed windows.
- Entrance vestibule and hall which has oak parquet flooring.
- Good sized living room with fireplace, window to side and glazed patio doors to rear.
- Separate dining room with windows to 2 elevations and oak parquet flooring.
- Well fitted kitchen with integrated appliances and wood effect flooring which continues through to a sitting area with further glazed patio doors to garden.
- Side hall providing access to both front and rear as well as a large garage and the kitchen. There is also a walk-in store and a cloakroom.
- Staircase from hall with half landing to main landing area, where there are 3 bedrooms and a refitted bathroom.
- 2 private driveways to both the front and side of the property providing lots of parking.
- Potential for extension (subject to Planning Permission)
- West facing landscaped private gardens which are mainly lawned with established borders and paved sun terrace.
- Great location within walking distance of Woodfield School, the excellent and varied amenities of Frankwell, good pubs and restaurants such as the Boathouse, the beautiful Quarry Park and town centre.



Total area: approx. 143.0 sq. metres (1539.2 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 PlanUp.







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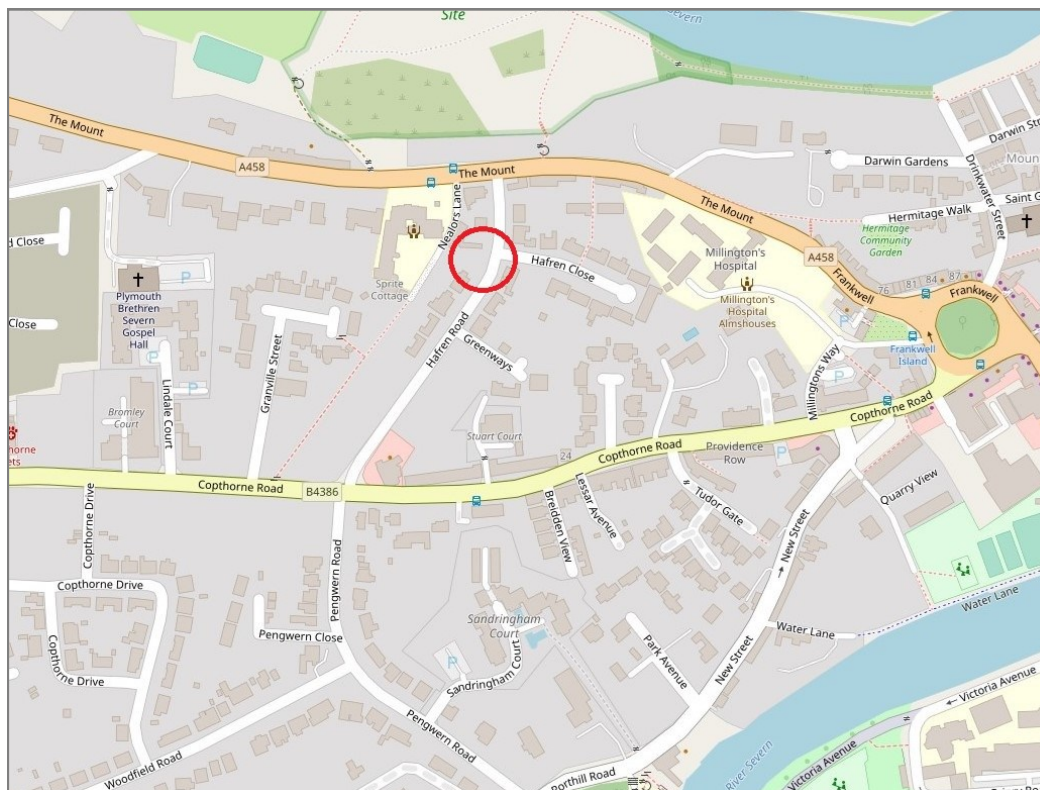
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</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**



Your home may be repossessed if you do not keep up repayments on your mortgage.

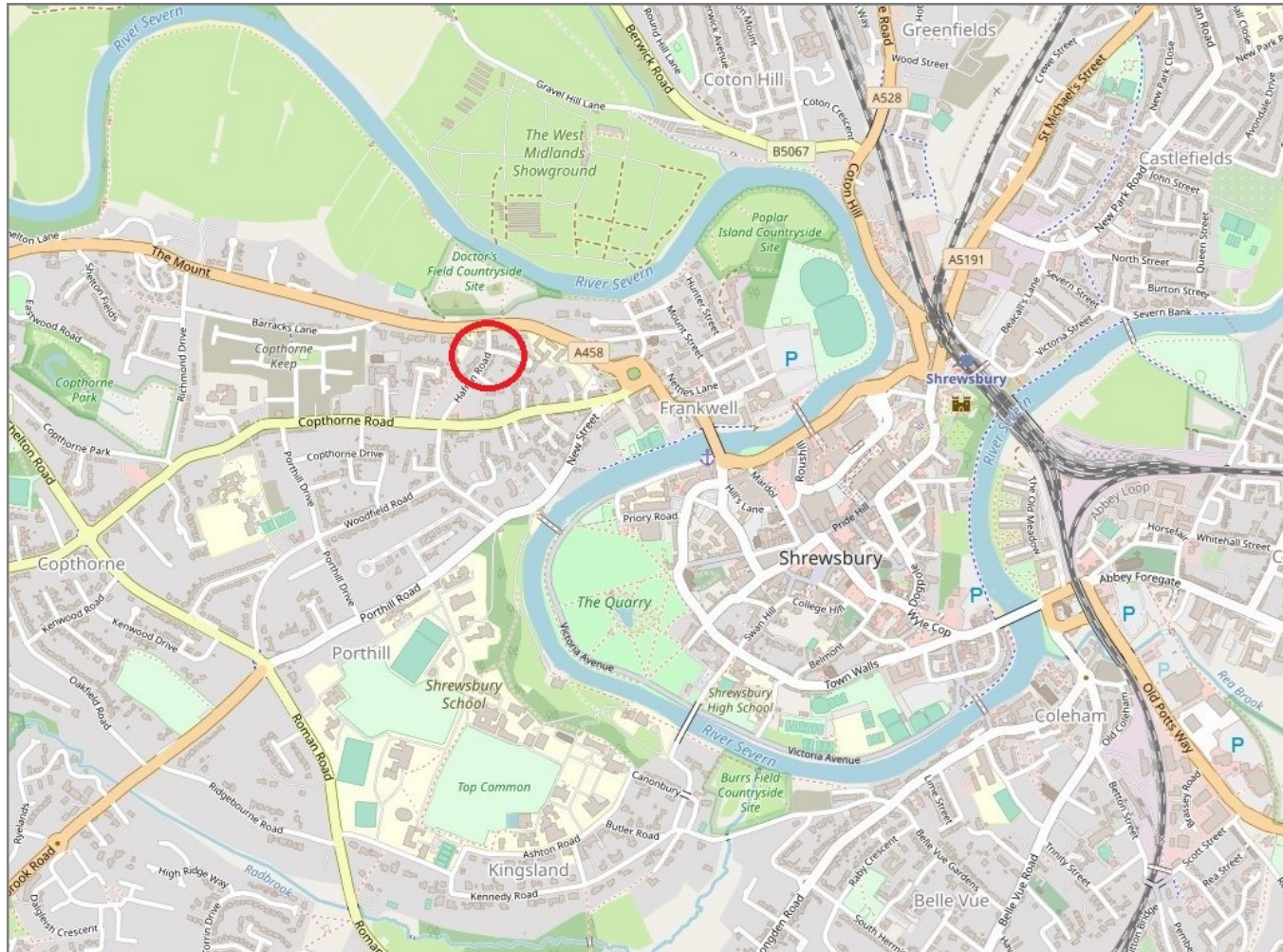
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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