



76 Larkhill Road, Copthorne, Shrewsbury, SY3 8XJ

4 bedroom detached house—£450,000 Freehold

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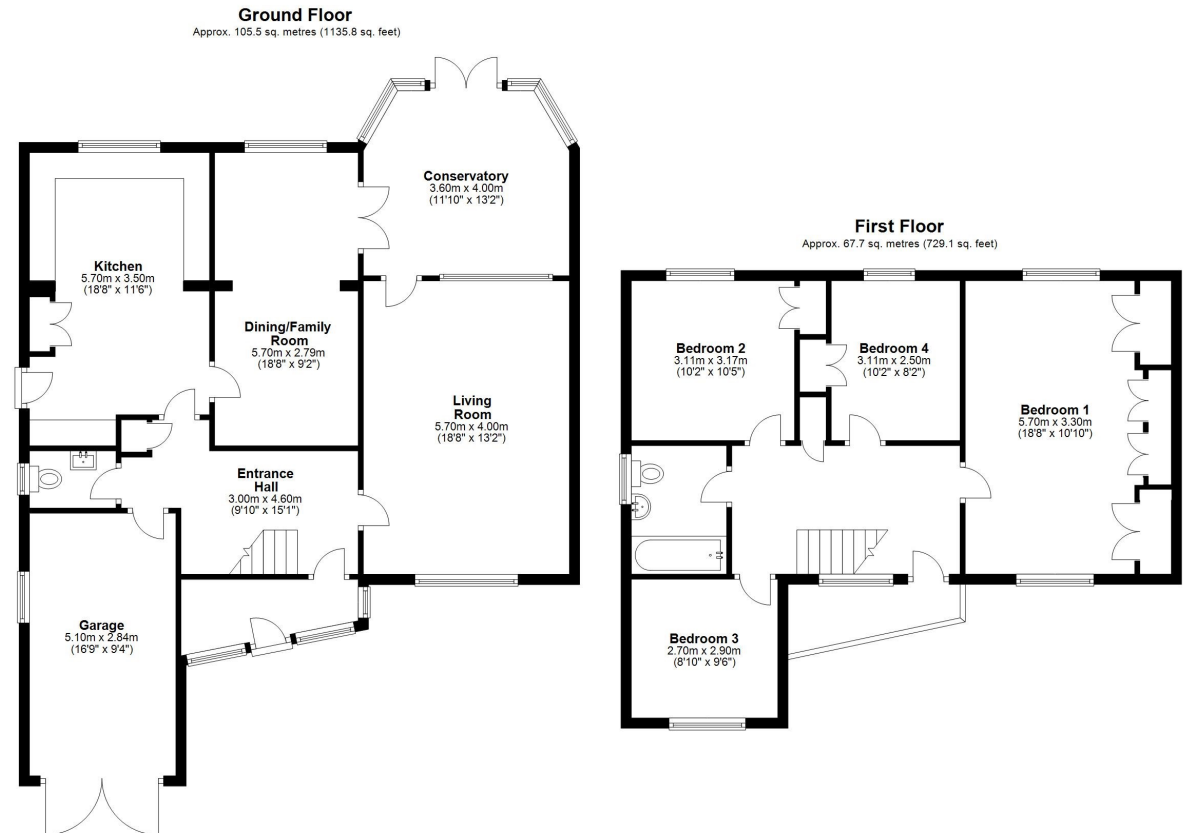
£450,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

This very spacious detached family home offers extended accommodation in a lovely cul de sac setting with private rear garden and views towards Shorncliffe Park.

KEY FEATURES

- Entrance vestibule and hall with cloakroom.
- Living room with feature fireplace, windows to both front and rear and glazed door to conservatory.
- Dining/family room which has window to rear as well as glazed double doors to conservatory and further door to kitchen.
- Kitchen/breakfast room with fitted units, window to rear and door to side.
- Staircase from hall to a spacious landing with window and glazed door to balcony.
- 4 double bedrooms and a re fitted family bathroom. There is also a good-sized boarded loft space.
- Double glazed windows and gas fired central heating.
- Enclosed lawned front garden and adjoining driveway, providing parking and access to integral garage.
- * Good sized private rear garden, which is southerly facing, again lawned with large paved terrace and established borders.
- * Great location in a quiet cul de sac within a very popular neighbourhood, close to excellent amenities such as the Mytton Oak Road shopping complex, Royal Shrewsbury hospital and various schools.



Total area: approx. 173.3 sq. metres (1864.9 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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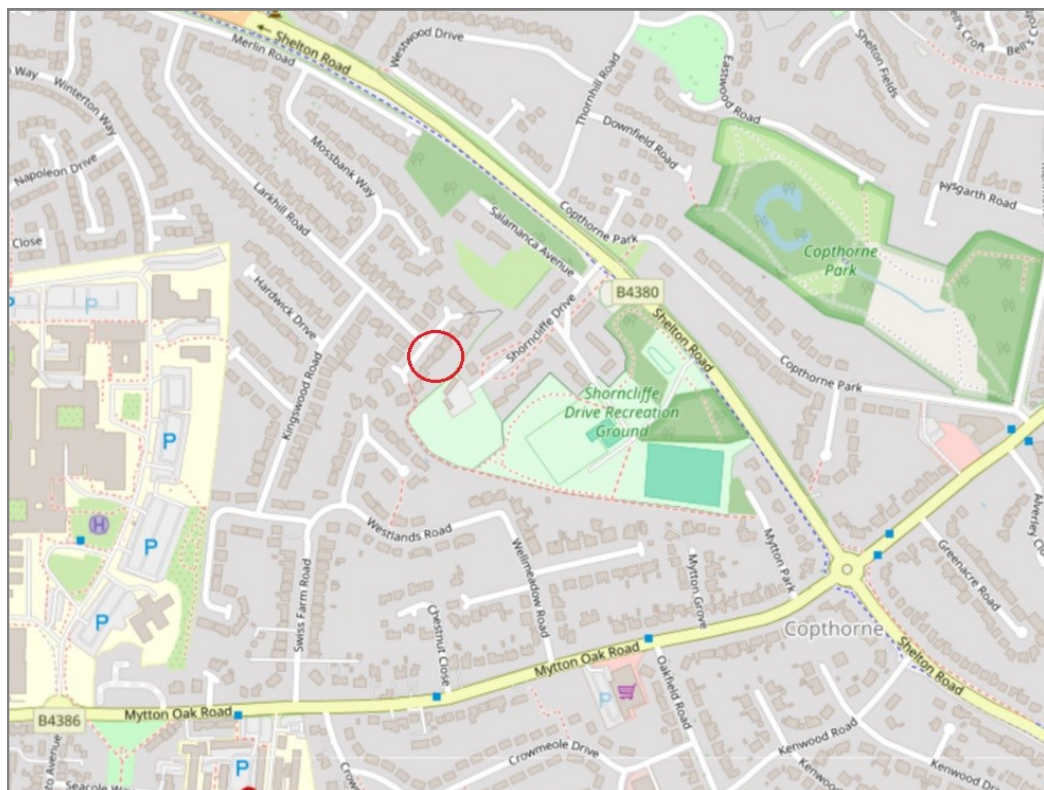
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold/Leasehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	TBC
Services	All mains services connected

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



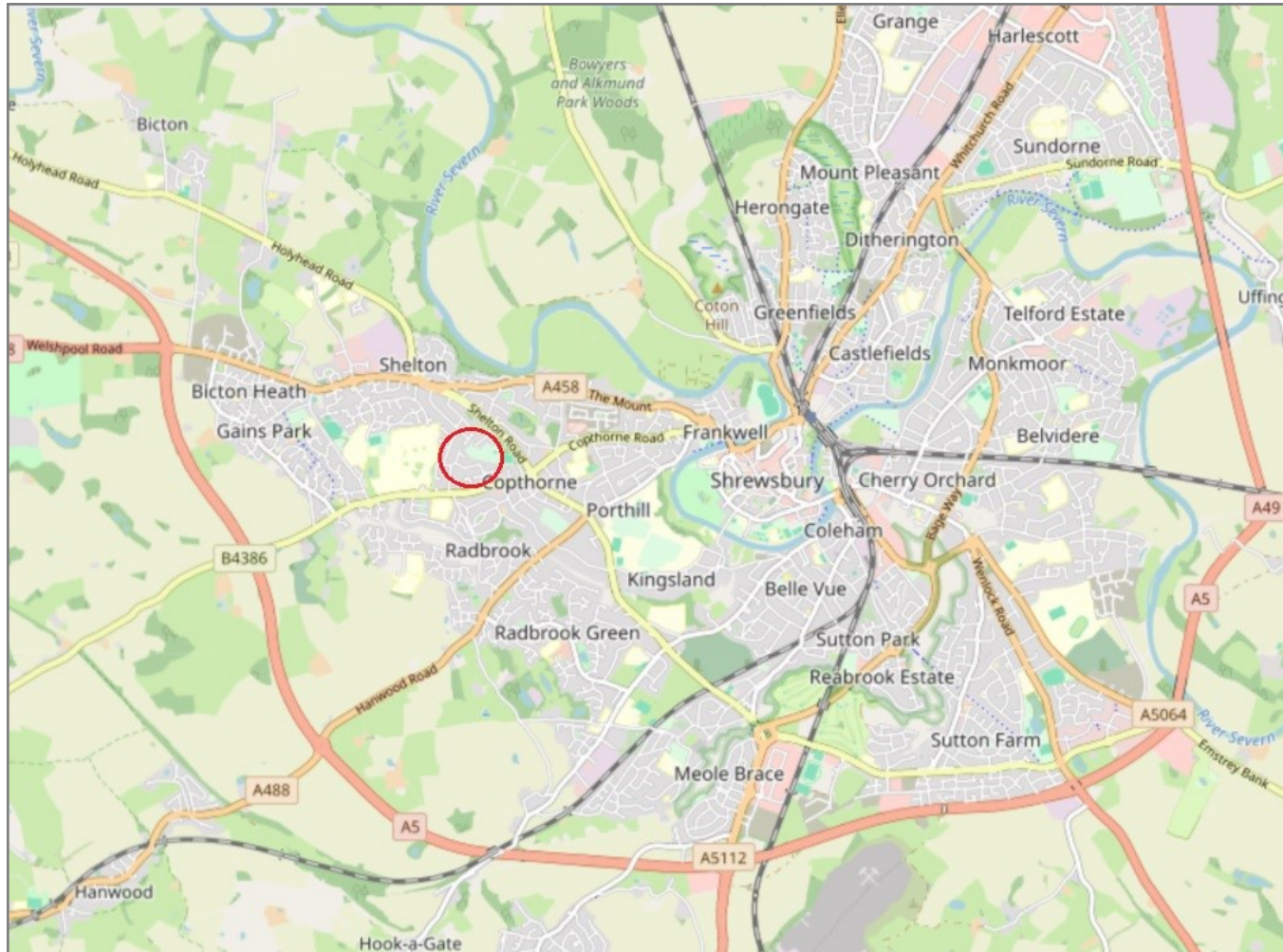
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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