



**16 Alverley Close, Copthorne, Shrewsbury, SY3 8LS**

3 bedroom detached house — £415,000 Freehold



# 16 Alverley Close, Copthorne, Shrewsbury, SY3 8LS

Coopergreenpooks.co.uk

£415,000 Freehold — 3 bedroom detached house

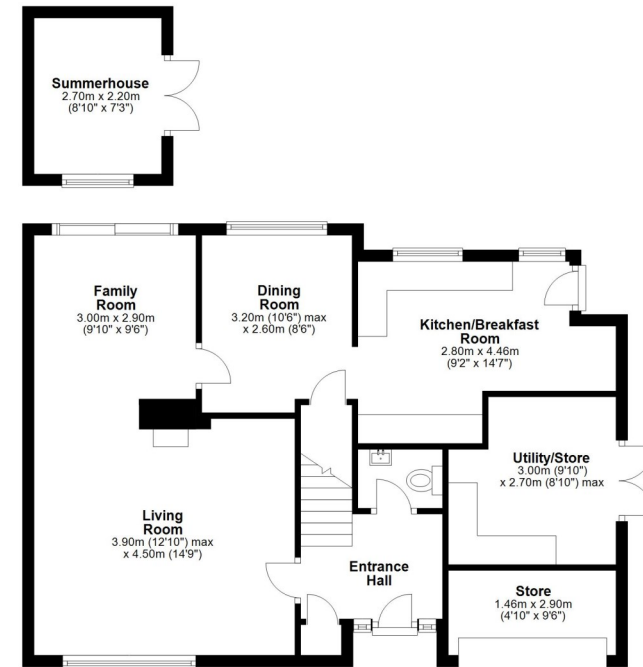
sales@cgpooks.co.uk

Occupying a fantastic position within a quiet cul-de-sac, this beautifully presented detached house has been extended and significantly improved to provide well-designed accommodation, finished to a high standard throughout.

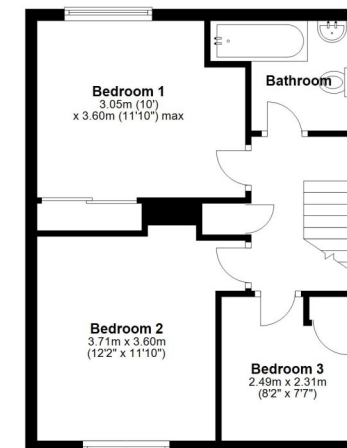
## KEY FEATURES

- Good sized entrance hall with useful storage, cloakroom and staircase to landing
- Impressive living room with feature fireplace, wood burning stove and large window to front
- Family room, which is open plan to the living area, with glazed doors onto the garden
- Separate dining room with under stairs storage and views to rear
- Thoughtfully designed re-fitted kitchen, complete with integrated appliances, roof light and access to side
- The garage has previously been converted to create storage to the front and a versatile utility/store/gym to the rear
- On the first floor are three bedrooms, with the master having built in wardrobes, and a well-appointed family bathroom
- uPVC double glazed windows and gas fired central heating
- Attractively landscaped rear garden, laid to lawn with paved sun terrace, raised beds, timber summerhouse and decking, as well as gated access to both sides
- Driveway to front providing parking
- A superb location, tucked away within a quiet cul-de-sac, while being within walking distance of the popular Woodfield and St Georges schools, the Quarry Park and town centre
- This property has been significantly improved, with upgrades including a new boiler and central heating system, re-fitted kitchen and bathroom, replacement windows and doors, as well as decoration and general maintenance throughout

Ground Floor



First Floor



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.





















# 16 Alverley Close, Copthorne, Shrewsbury, SY3 8LS

£415,000 Freehold — 3 bedroom detached house

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

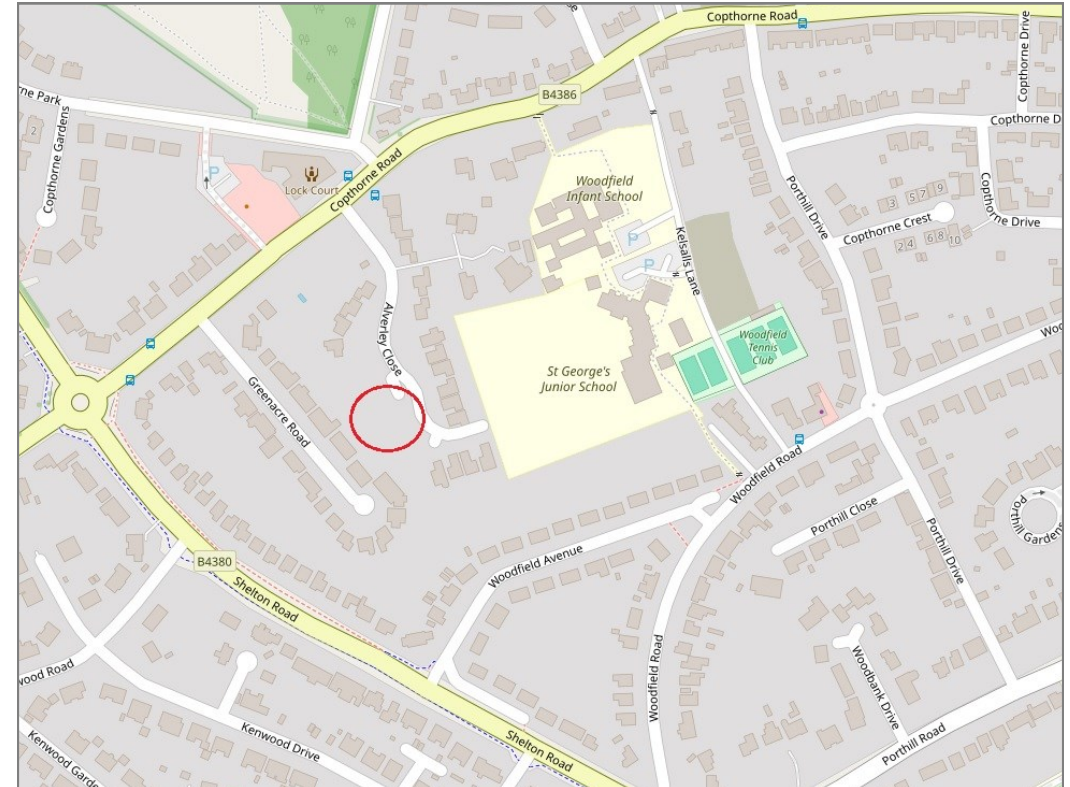
rightmove

onTheMarket.com

RICS  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>Band C</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.

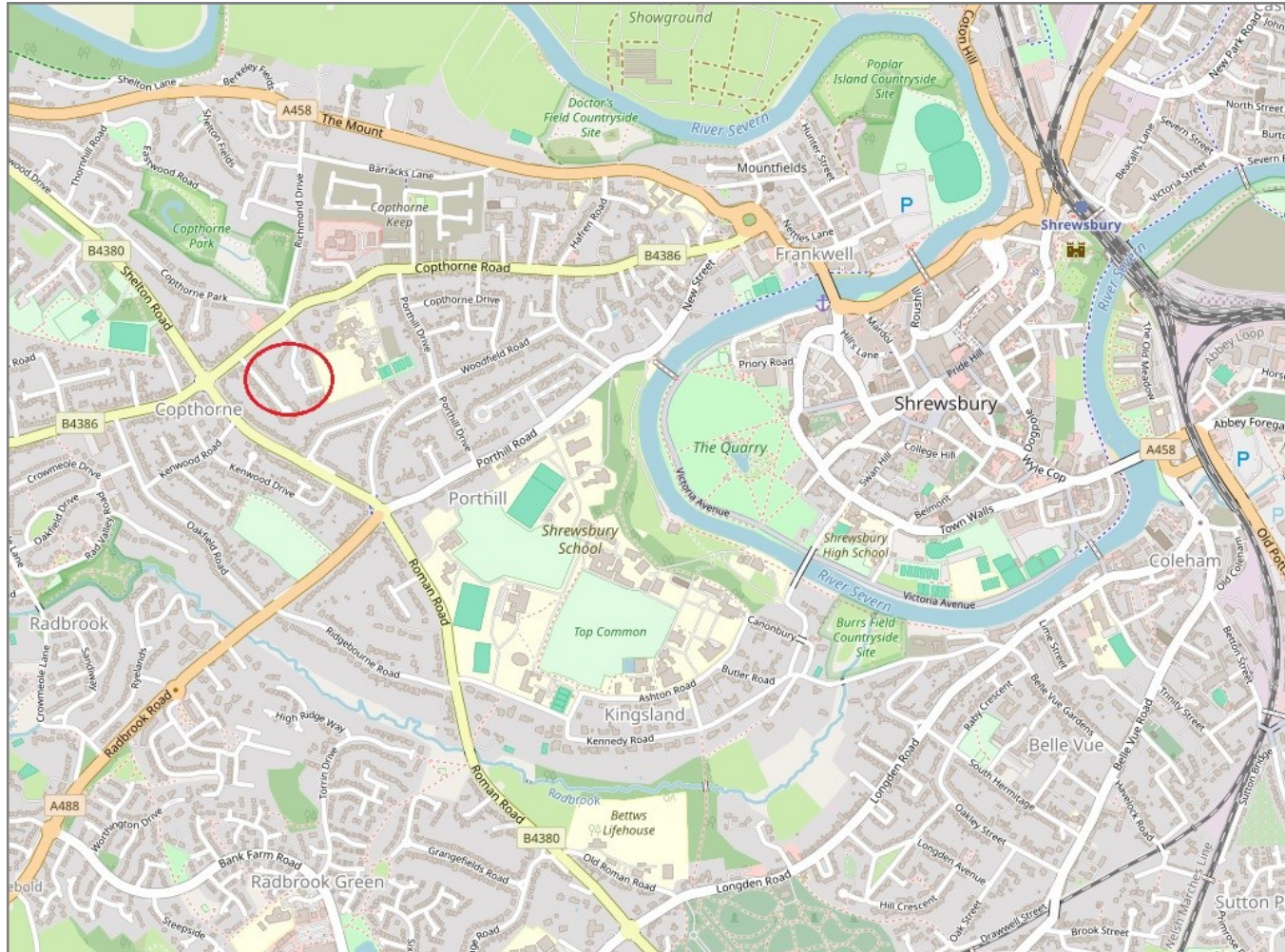


# 16 Alverley Close, Copthorne, Shrewsbury, SY3 8LS

Coopergreenpooks.co.uk

£415,000 Freehold — 3 bedroom detached house

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.