



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

3 bedroom detached house — £415,000 Freehold

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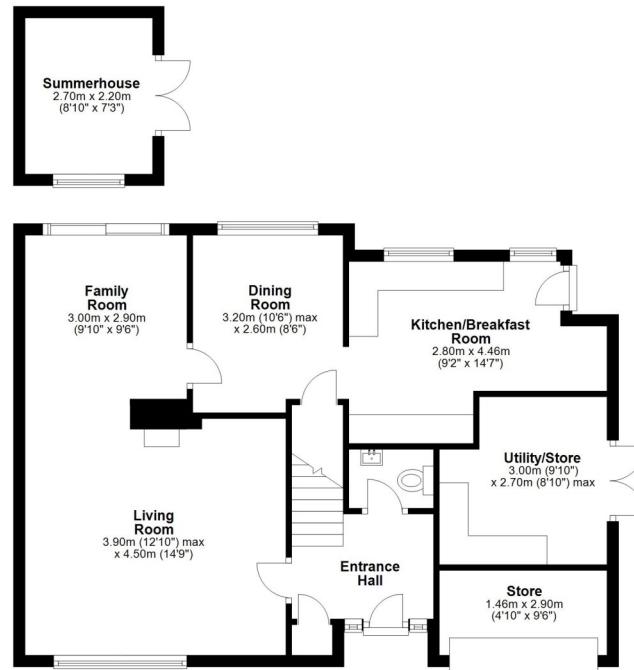
sales@cgpooks.co.uk

**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.**

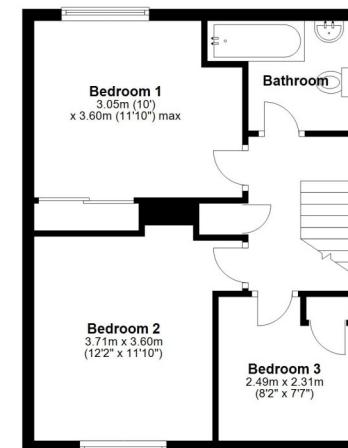
## KEY FEATURES

- 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.











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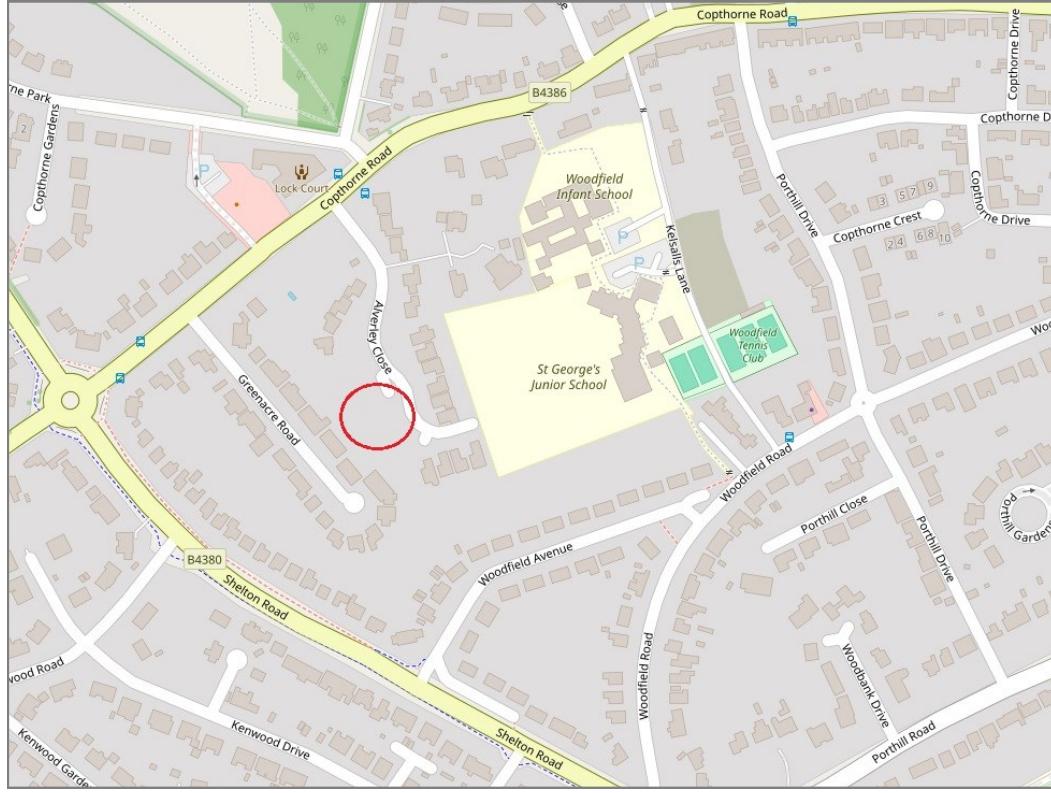
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**BOUNDARIES NOT CONFIRMED**



|                 |   |
|-----------------|---|
| Tenure          | <b>Freehold</b>                         |
| Local Authority | <b>Shropshire Council</b>               |
| Council Tax     | <b>Band D</b>                           |
| EPC Band        | <b>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**

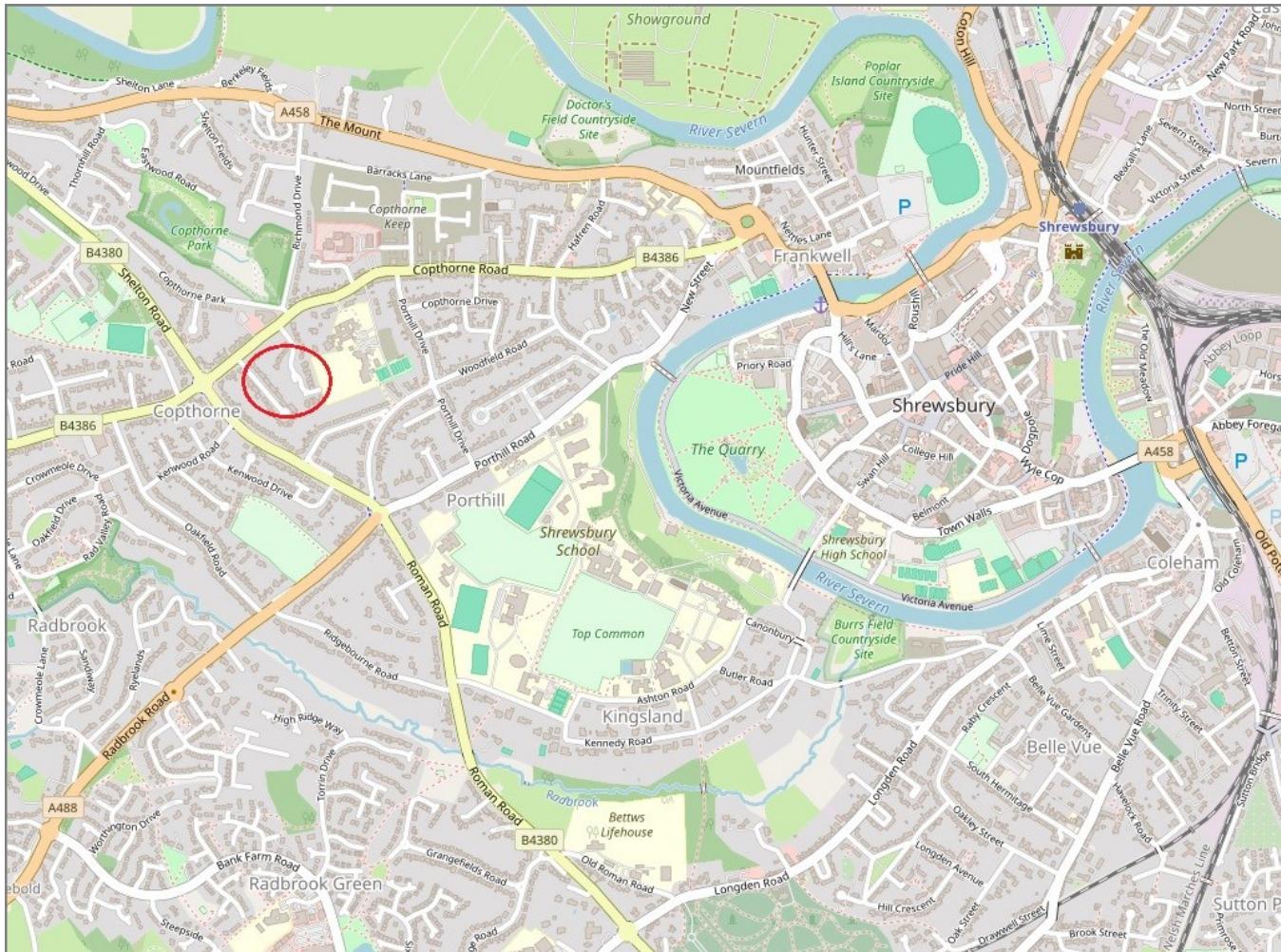


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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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