



**45 Copthorne Road, Copthorne, Shrewsbury, SY3 8NW**

4 bedroom terraced house—£369,995 Freehold

# 45 Copthorne Road, Copthorne, Shrewsbury, SY3 8NW

Coopergreenpooks.co.uk

£369,995 Freehold—4 bedroom terrace house

sales@cgpooks.co.uk

This beautifully presented and extensively improved 3 story Victorian house, has a stylish and well-proportioned interior with some lovely original features. The property is situated in a popular and convenient location, close to good schools, and a short walk from the Quarry park and town centre.

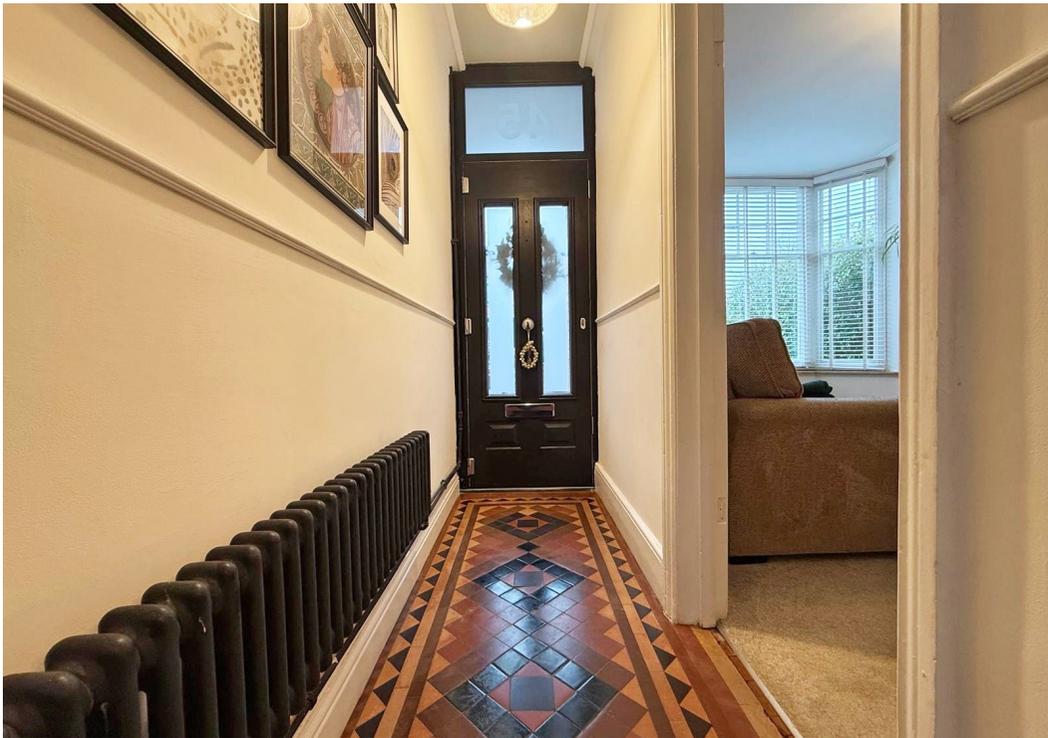
## KEY FEATURES

- Recessed entrance area to hall, with original decorative tiled flooring and stripped pine doors to rooms.
- Living room with cast iron fireplace, custom made cupboards and bay window to front.
- Separate dining room with wood effect flooring, further cast iron and tiled fireplace, fitted cupboards and a window to rear.
- Well fitted kitchen with integrated appliances and wood effect flooring.
- Adjoining the kitchen is a utility room that's fitted to the same standard, with doors to the rear and also a cloakroom.
- Staircase from hall to landing where there are 3 bedrooms and a family bathroom.
- Further staircase from landing to the second-floor double bedroom, from which there are fantastic views of the town centre.
- Partially double-glazed windows and gas fired central heating.
- The property was completely refurbished between 2016 and 2021, including a new kitchen, utility, boiler, nearly all new windows and flooring throughout. The property was re roofed in 2020, including insulation according to building regulations, chimneys re pointed with new pots and cowls fitted, new gutters and soil stack to rear.
- Private south facing rear garden which is mainly lawned with paved sun terrace.
- Very convenient location, just a short walk from local schools, the many independent amenities of Frankwell, renowned Boathouse pub, Quarry park and town centre.



TOTAL AREA: APPROX. 116.0 SQ. METRES (1248.1 SQ. FEET)







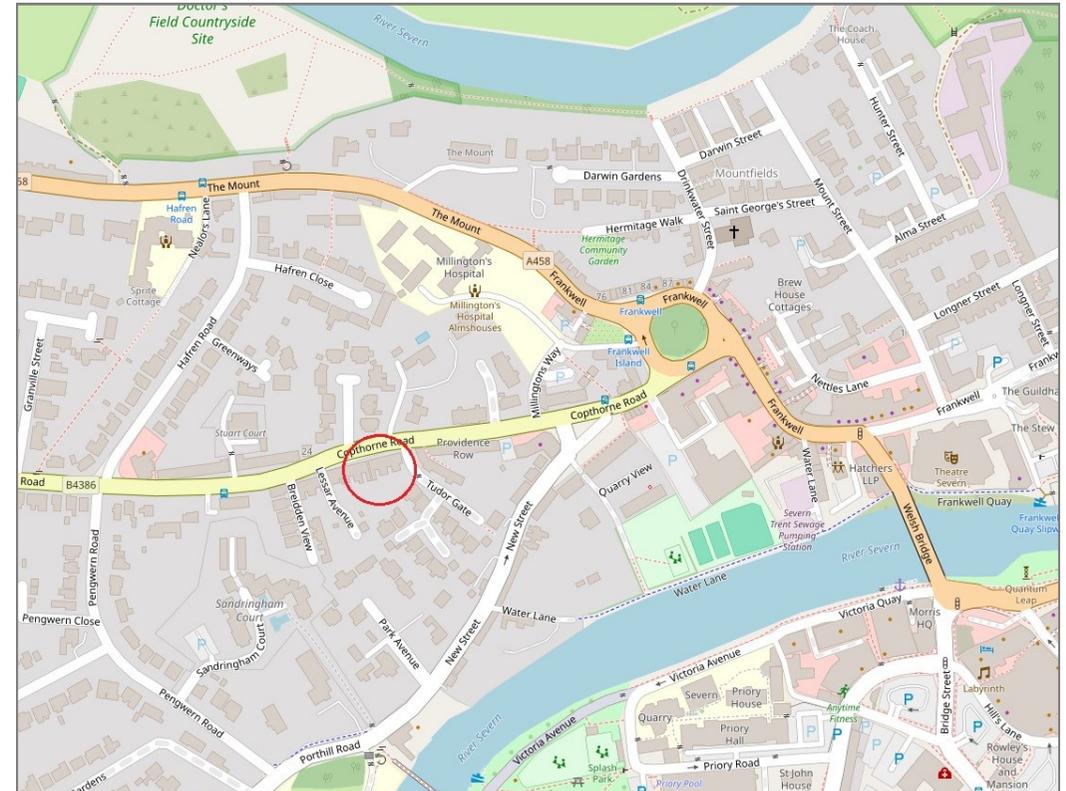
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Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC	<b>Band E</b>
Services	<b>All mains services are connected</b>

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



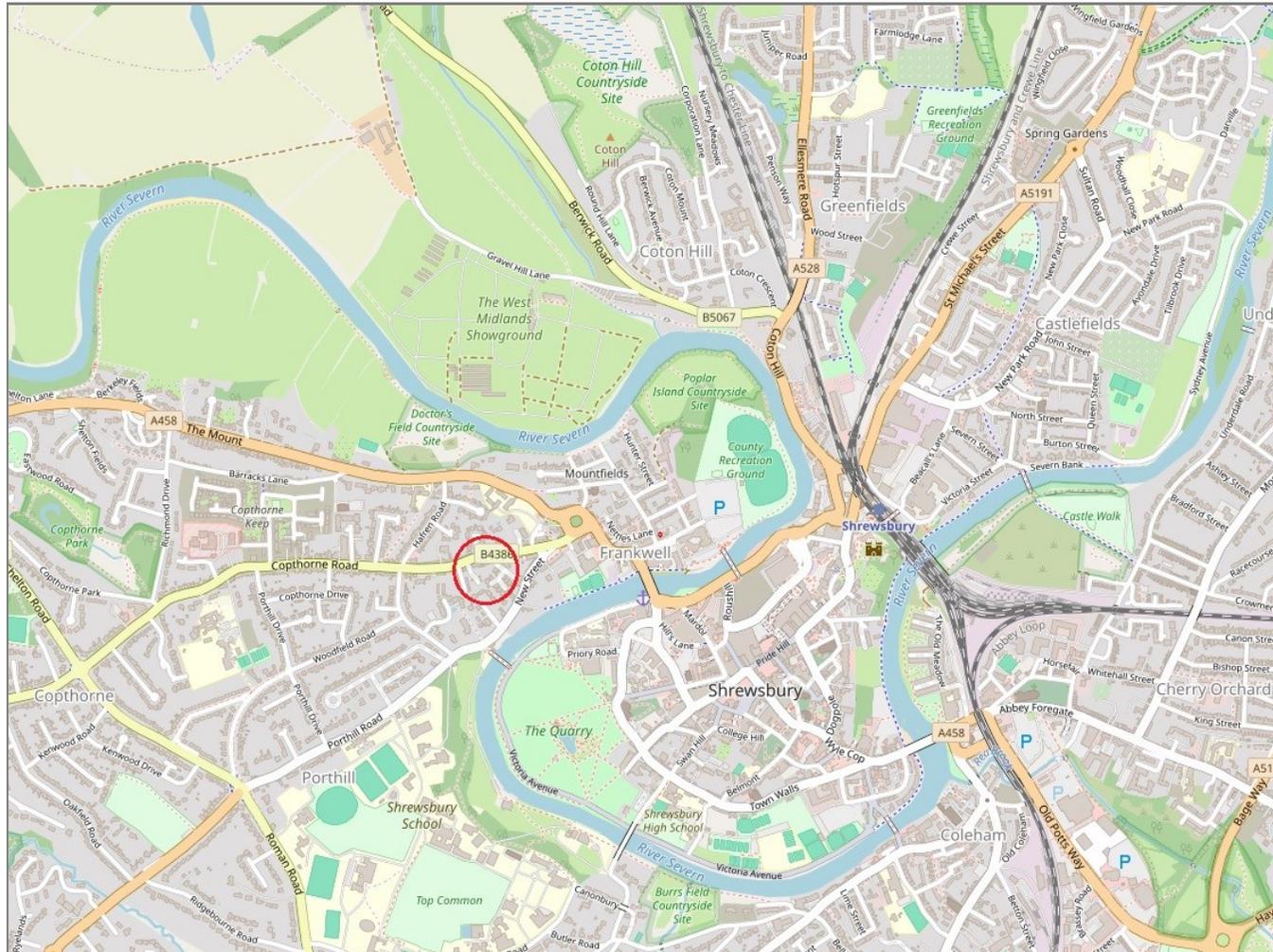
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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