



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

3 bedroom end terrace house—offers over £290,000 Freehold



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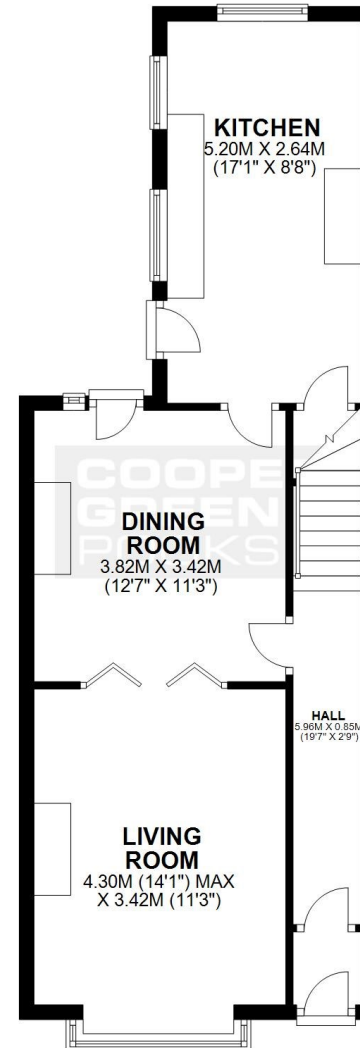
sales@cgpooks.co.uk

A very attractive Victorian town house with a characterful and well-designed interior. The property has a good-sized south facing garden and is located in a great position, just a few minutes' walk from excellent schools, the quarry park and the town centre.

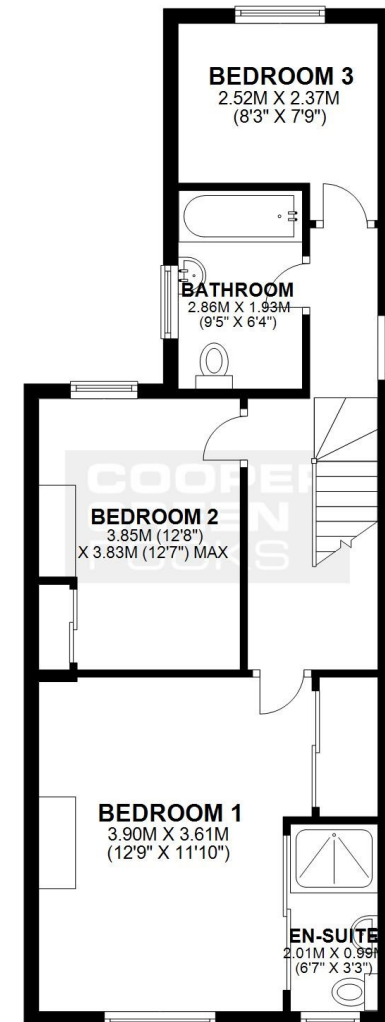
## KEY FEATURES

- Entrance vestibule and hall with staircase to a spacious landing
- Boarded flooring, striped pine doors, original quarry tiled flooring and feature fireplaces throughout
- Connecting living and dining rooms, with the living room having a bay window to front
- Fitted kitchen/breakfast room with windows to two elevations and access to the rear garden
- Three bedrooms, en-suite shower room to bedroom one and a separate family bathroom
- Large private south facing garden with timber store/workshop (currently used as home office) and gated access to side
- A 5-minute walk to the excellent Woodfield Primary School, quarry park and town centre
- Sold with no upward chain

**GROUND FLOOR**  
APPROX. 48.4 SQ. METRES (521.1 SQ. FEET)



**FIRST FLOOR**  
APPROX. 46.1 SQ. METRES (495.7 SQ. FEET)

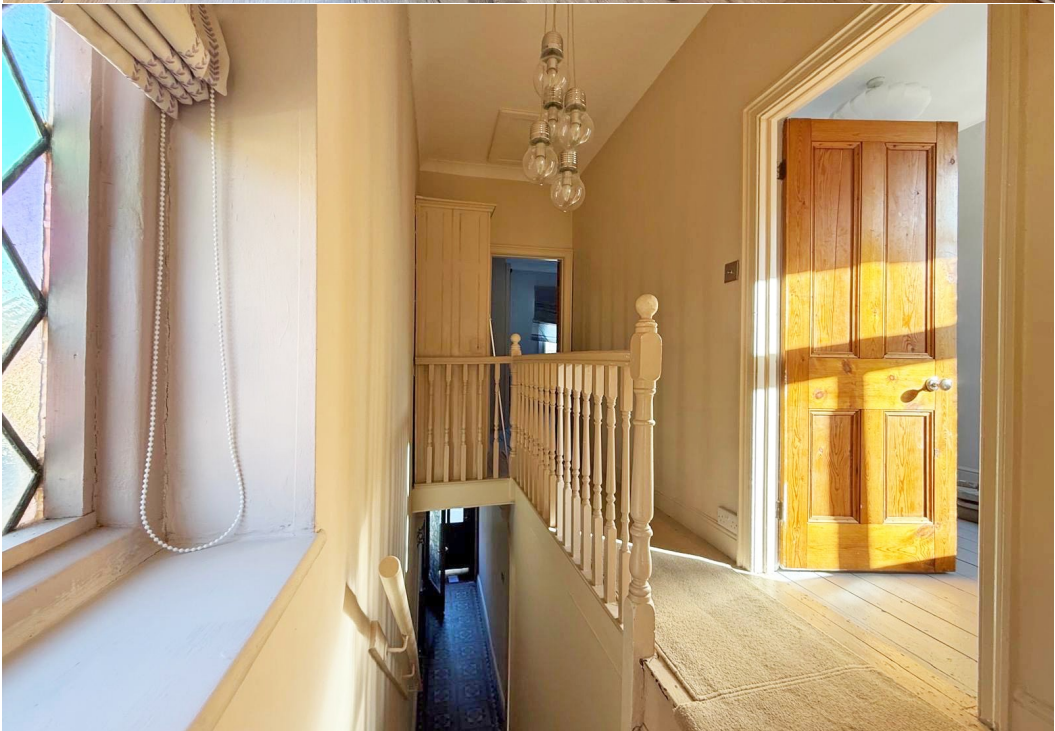


**TOTAL AREA: APPROX. 94.5 SQ. METRES (1016.9 SQ. FEET)**

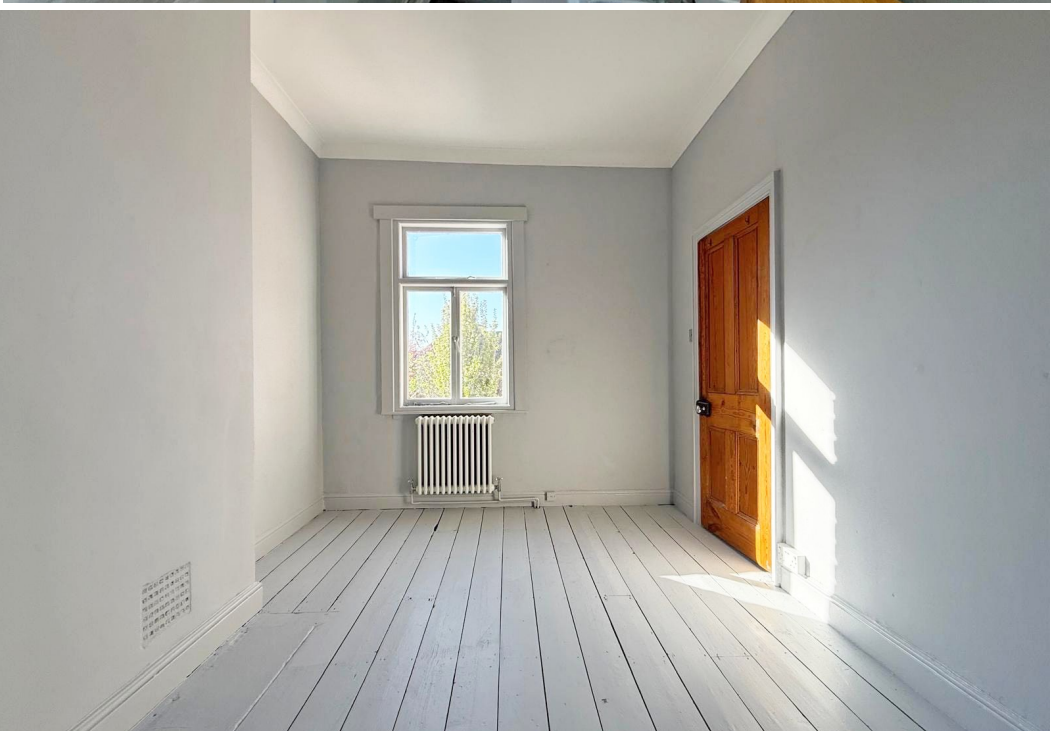
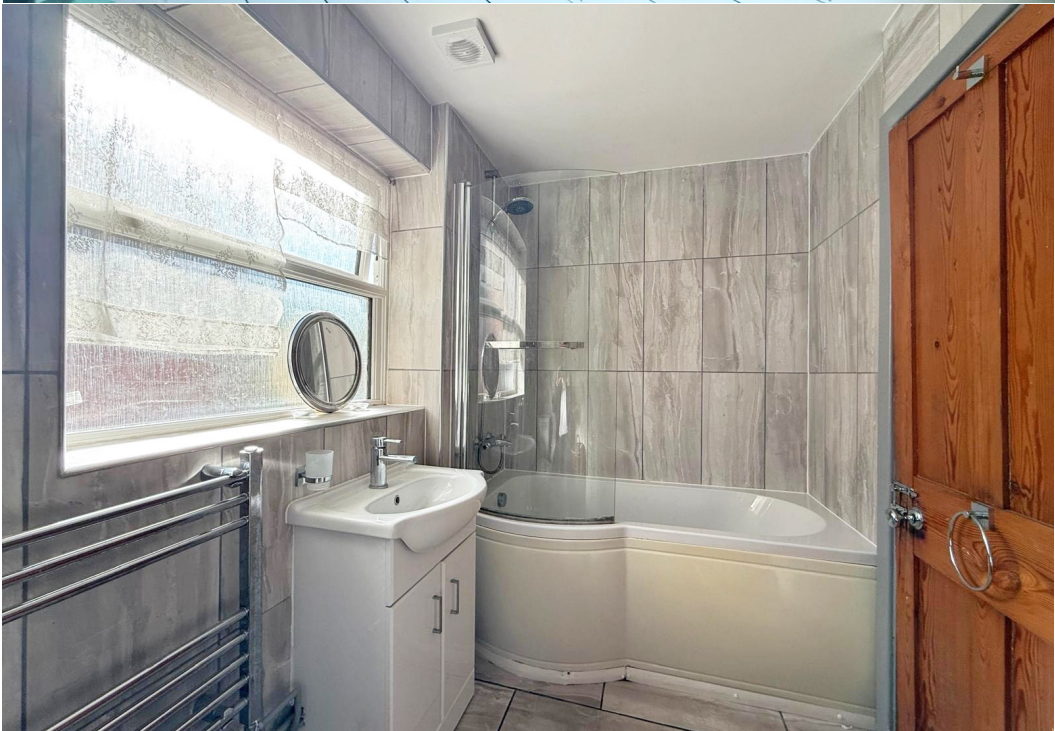
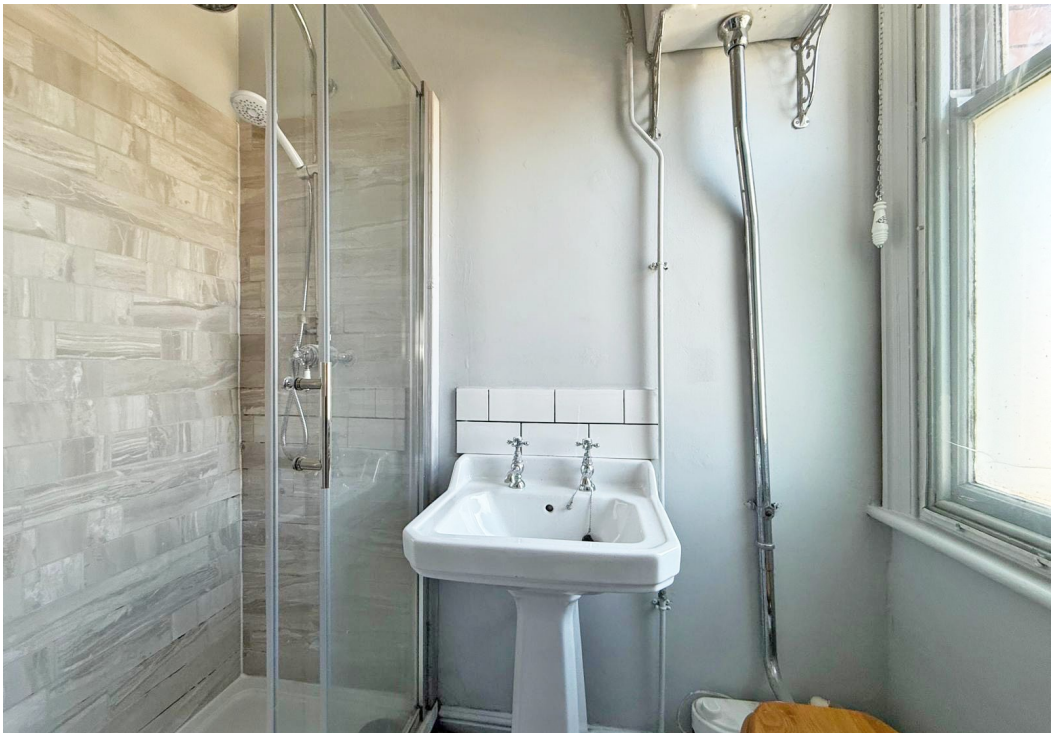
We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



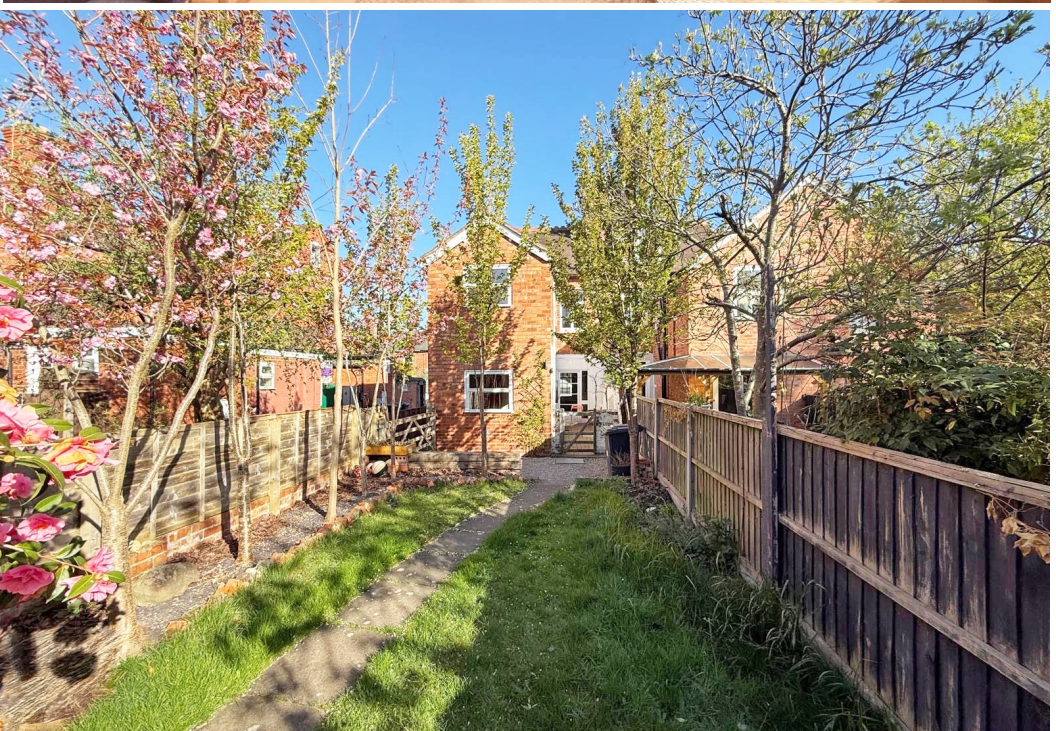










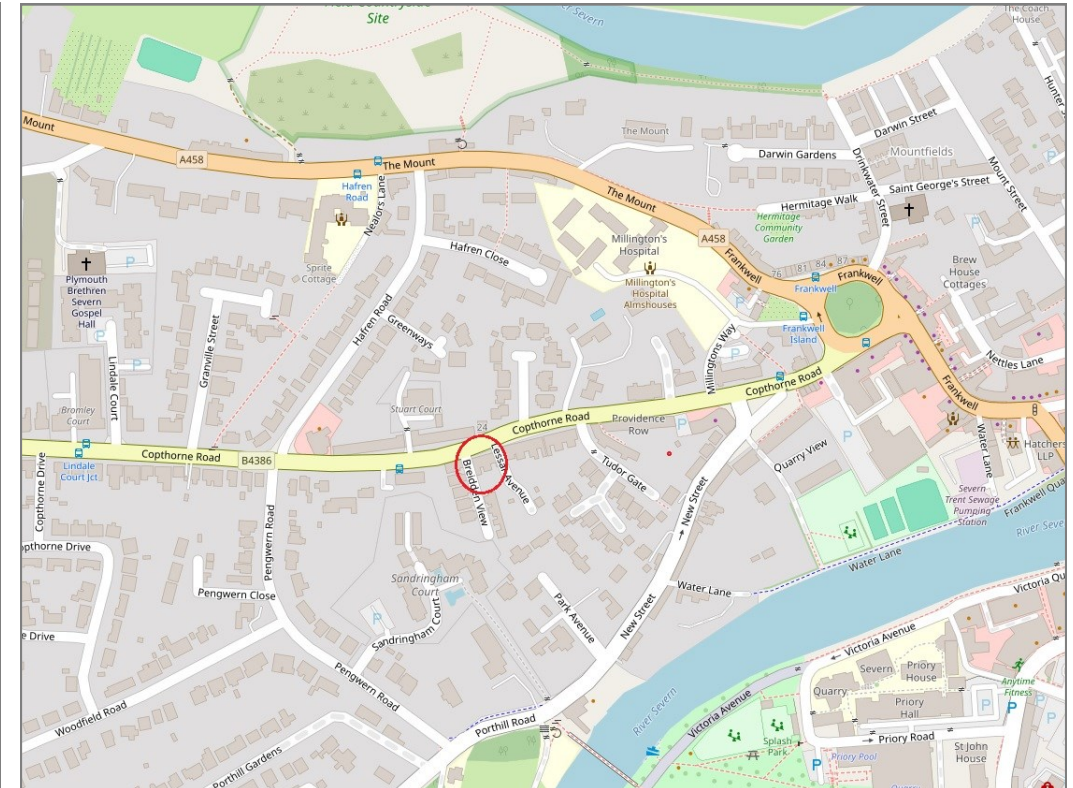
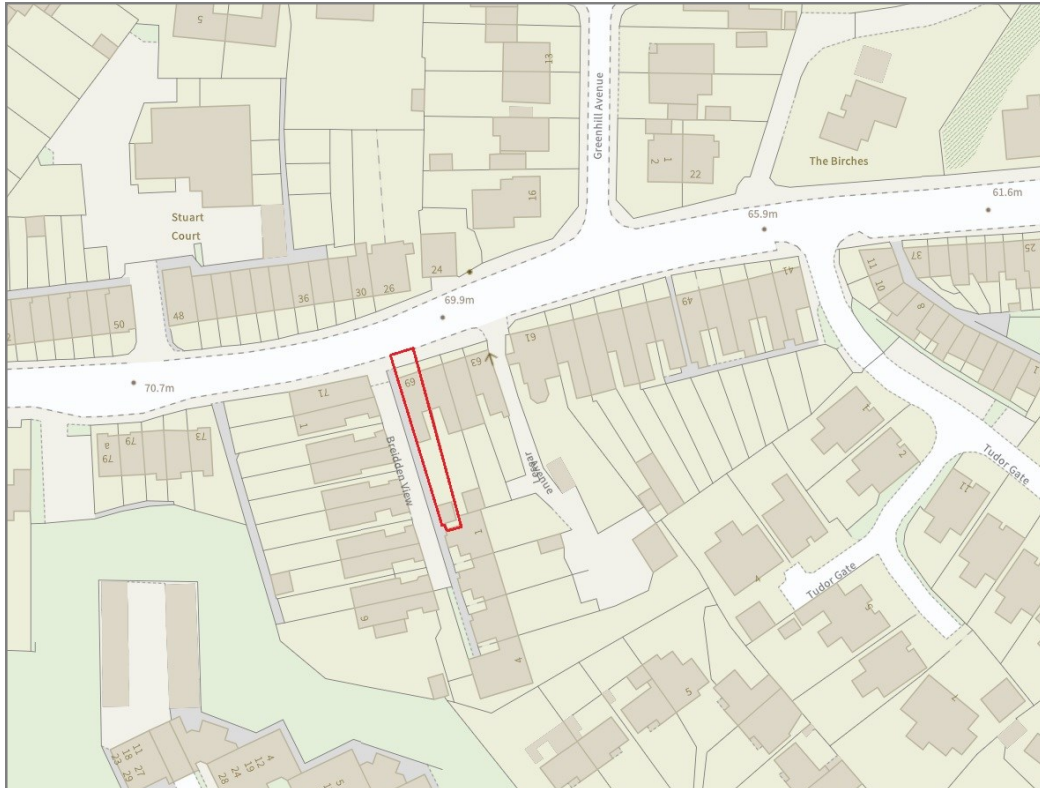




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Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC	<b>Band E</b>
Services	<b>All mains services are connected</b>

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



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.

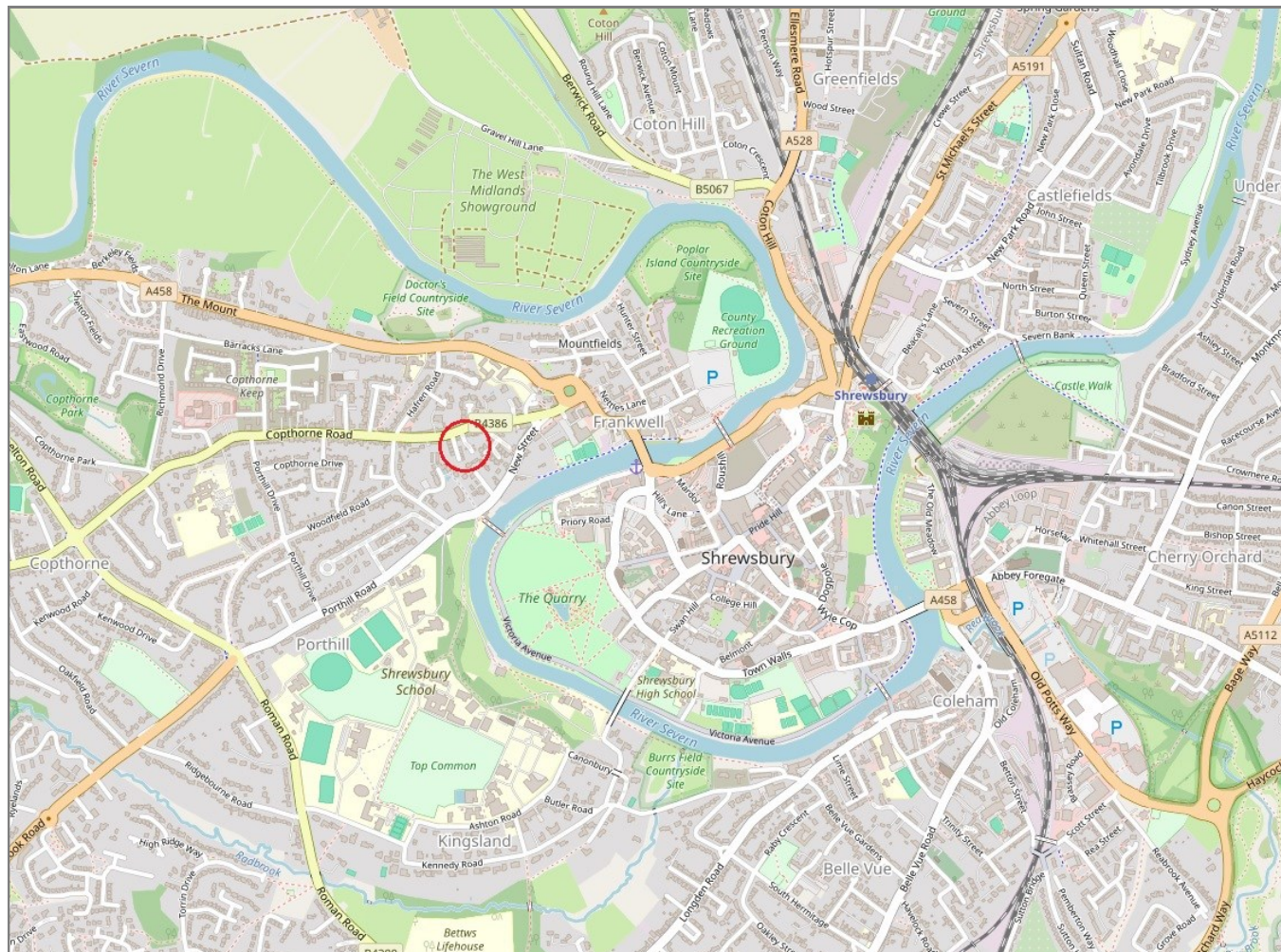


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