



**35 Copthorne Park, Copthorne, Shrewsbury, SY3 8TH**

3 bedroom semi-detached house—£405,000 Freehold

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£405,000 Freehold—3 bedroom semi-detached house

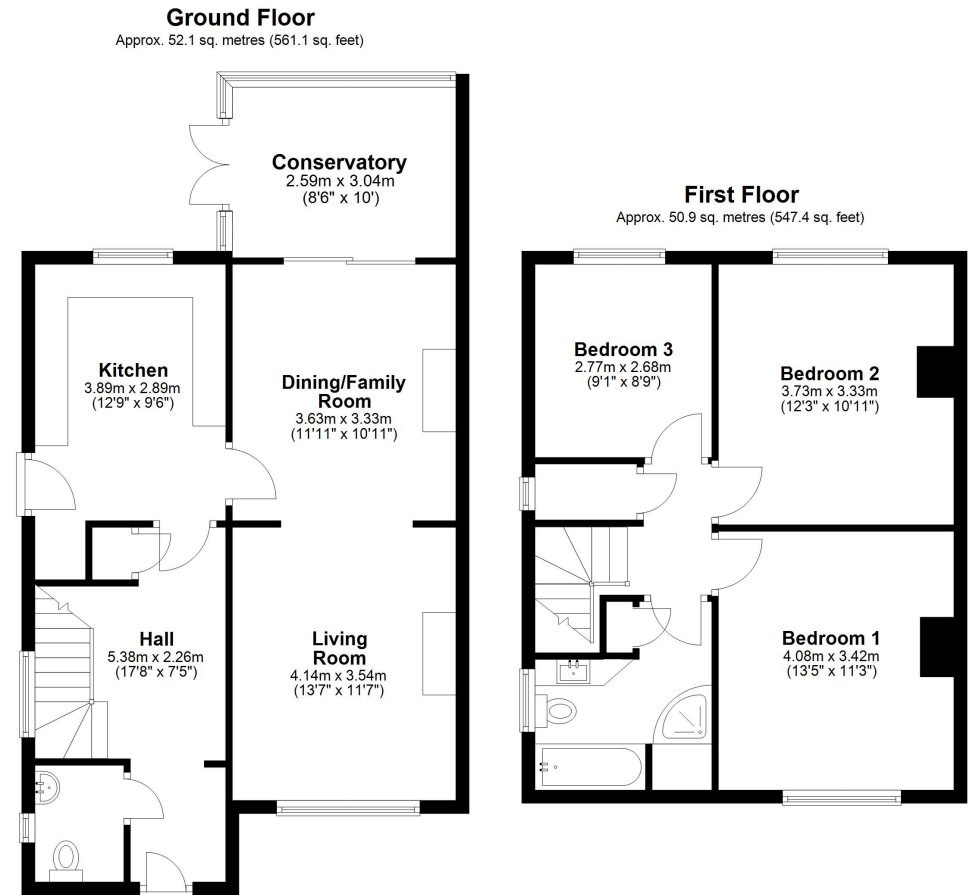
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[Coopergreenpooks.co.uk](http://Coopergreenpooks.co.uk)

**A well-presented and improved semi-detached family home, located in a superb position with a large private south facing garden, just a few minutes from Woodfield and St George's schools and the beautiful Copthorne Park**

## KEY FEATURES

- Extended entrance hall with oak boarded flooring, built-in storage and WC..
- Semi open plan living and dining rooms, with the living room having a wood burner, whilst the dining room has glazed doors connecting to the conservatory.
- Fitted kitchen with tiled flooring and door providing side access.
- Staircase from hall to landing, where there are 3 bedrooms and a refitted family bathroom with shower.
- uPVC double glazed windows and gas fired central heating.
- Block paved and gravelled driveway providing parking for about 2 cars and storage space to the side of the property. There is also what was formerly a detached brick-built garage, which now provides workshop/storage space.
- Fantastic south facing rear garden which is neatly landscaped to lawn with paved and decked terraces and established borders.
- Really good location, just a few minutes walk from 2 excellent parks and Woodfield and St George's schools. The property is also just a short distance from Mytton Oak shopping complex and the town centre.
- No onward chain.
- The owners currently have planning permission for a side and rear extension, should buyers wish to extend the property - Planning application 22/03053/FUL



Total area: approx. 103.0 sq. metres (1108.5 sq. feet)









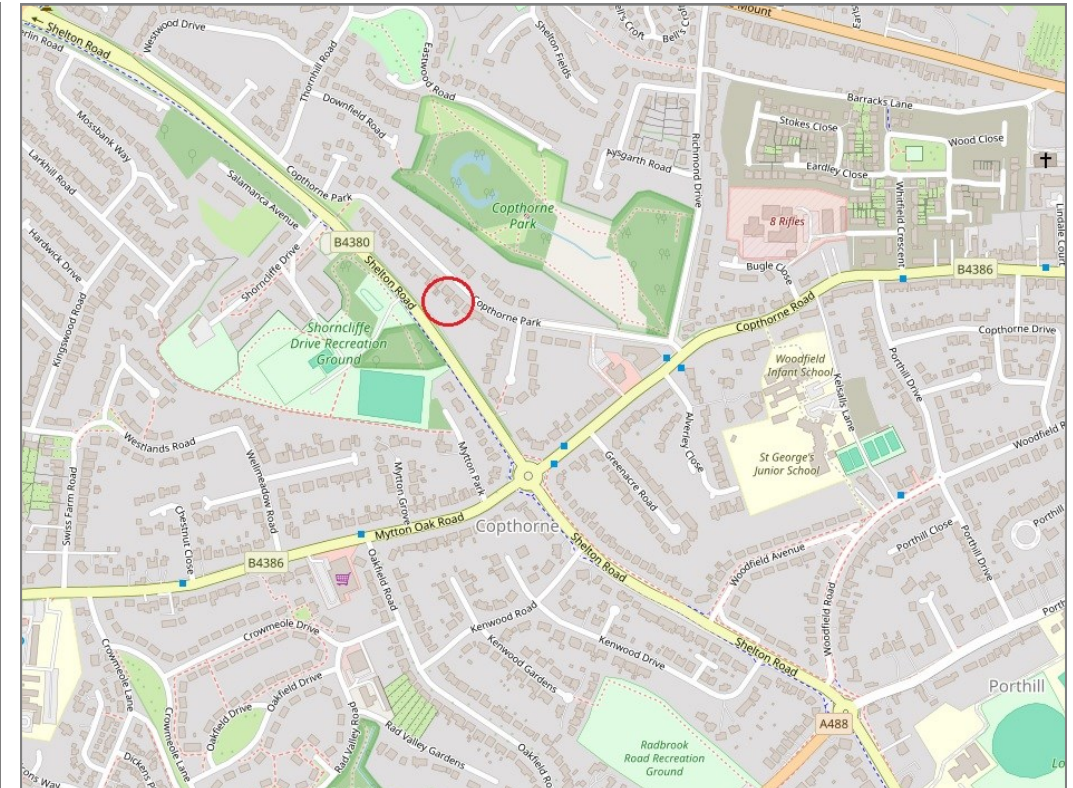
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**BOUNDARIES NOT CONFIRMED**



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

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



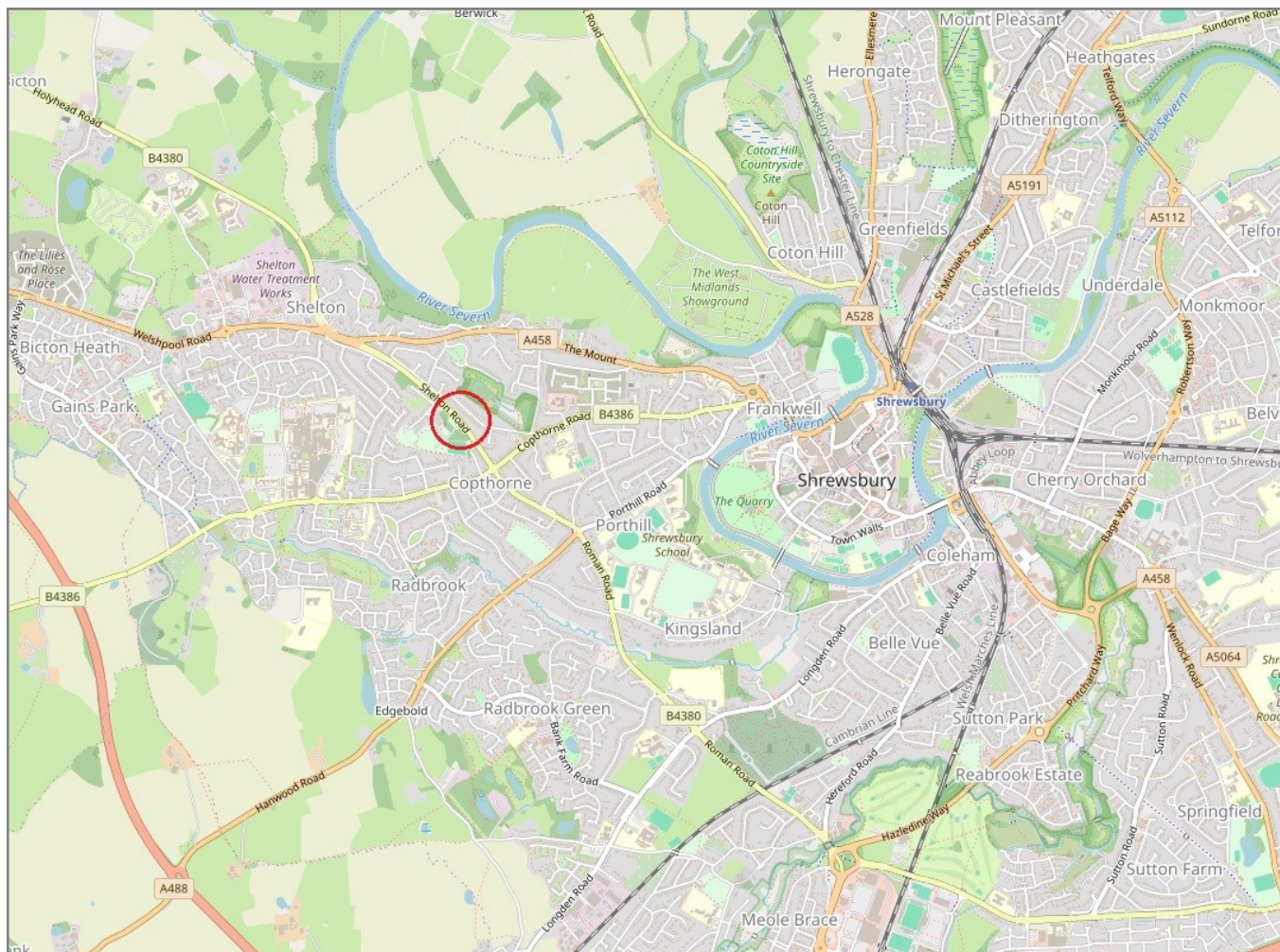
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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