



## **4 Woodfield Road, Copthorne, Shrewsbury SY3 8HZ**

4 bedroom detached house—Offers over £675,000 Freehold

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Coopergreenpooks.co.uk

Offers over £675,000 Freehold—4 bedroom detached house

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

**This very attractive detached family home is located in a fantastic position with a large private garden, whilst being just a few minutes' walk from the beautiful Quarry Park and town centre.**

### KEY FEATURES

- Impressive entrance hall with built in storage, feature staircase to first floor and stained-glass windows.
- Living room with fireplace and bay window to front.
- Study and a separate dining room which has glazed sliding patio doors to a rear sun terrace and the garden.
- Fitted kitchen/breakfast room with an adjoins utility room which also provides access to the side of the property. In addition to which there is also a ground floor shower room.
- Spacious landing area, where there are 4 bedrooms (3 doubles), a family bathroom and separate wc.
- Electric heating and replacement double glazed windows.
- Gravelled driveway providing parking for at least 2 cars and access to the double garage, to the rear of which there are 2 separate useful stores.
- Lovely, private and established rear garden which has been landscaped to lawn with established beds, trees and hedging, along with paved sun terraces.
- To the rear of the property via Pengwern Close, there are double gates providing additional vehicular access to a car port.
- Due to the size of the plot, this property has lots of potential to extend and develop further, if required.
- Wonderful location on a very pretty street in one of the town's most sought-after areas, just a short walk from the Woodfield local store and primary school, as well as the renowned riverside Boathouse pub and restaurant, Quarry Park and the town centre.
- No onward chain.

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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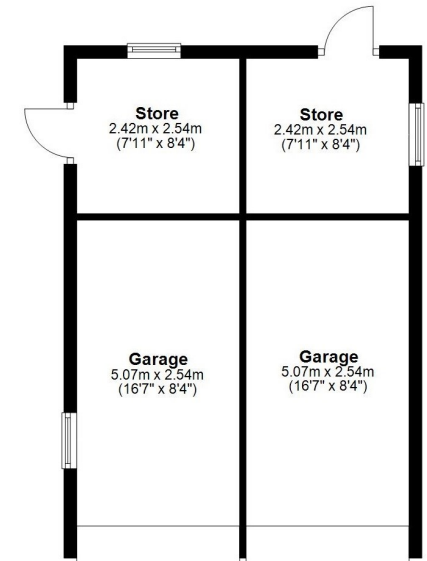
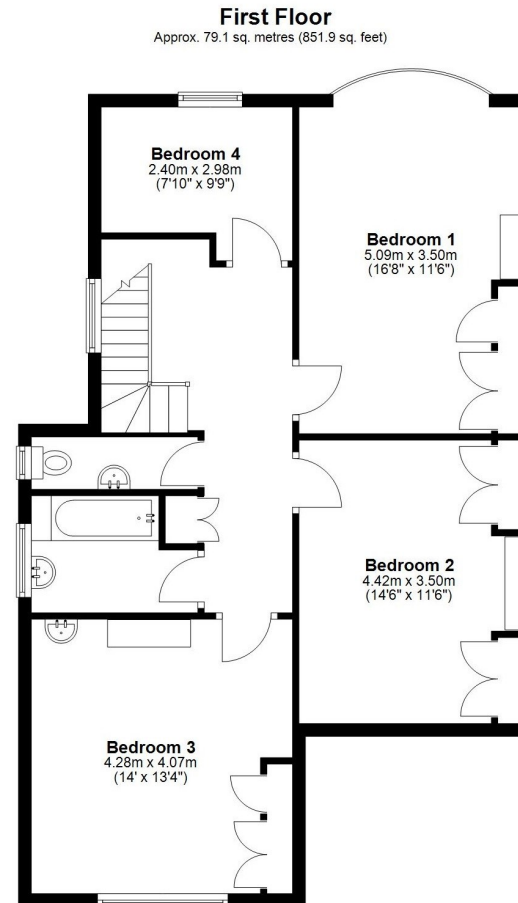
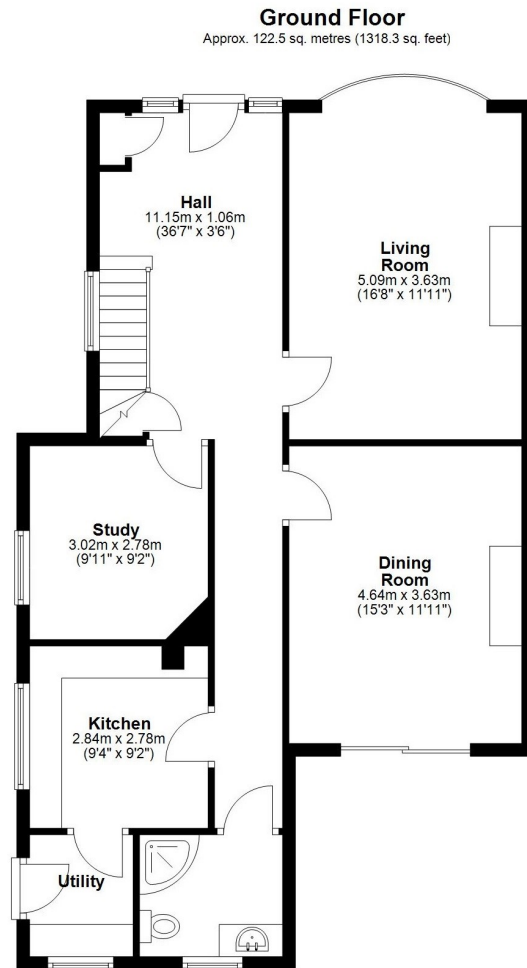


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Total area: approx. 201.6 sq. metres (2170.2 sq. feet)







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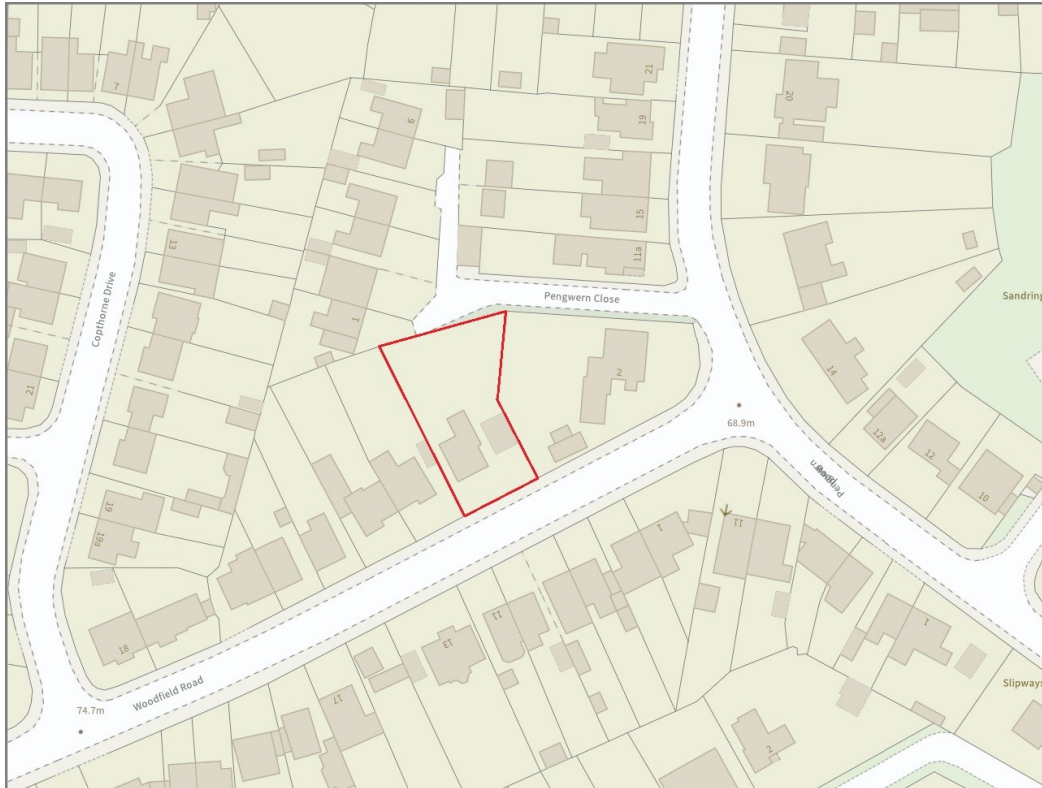
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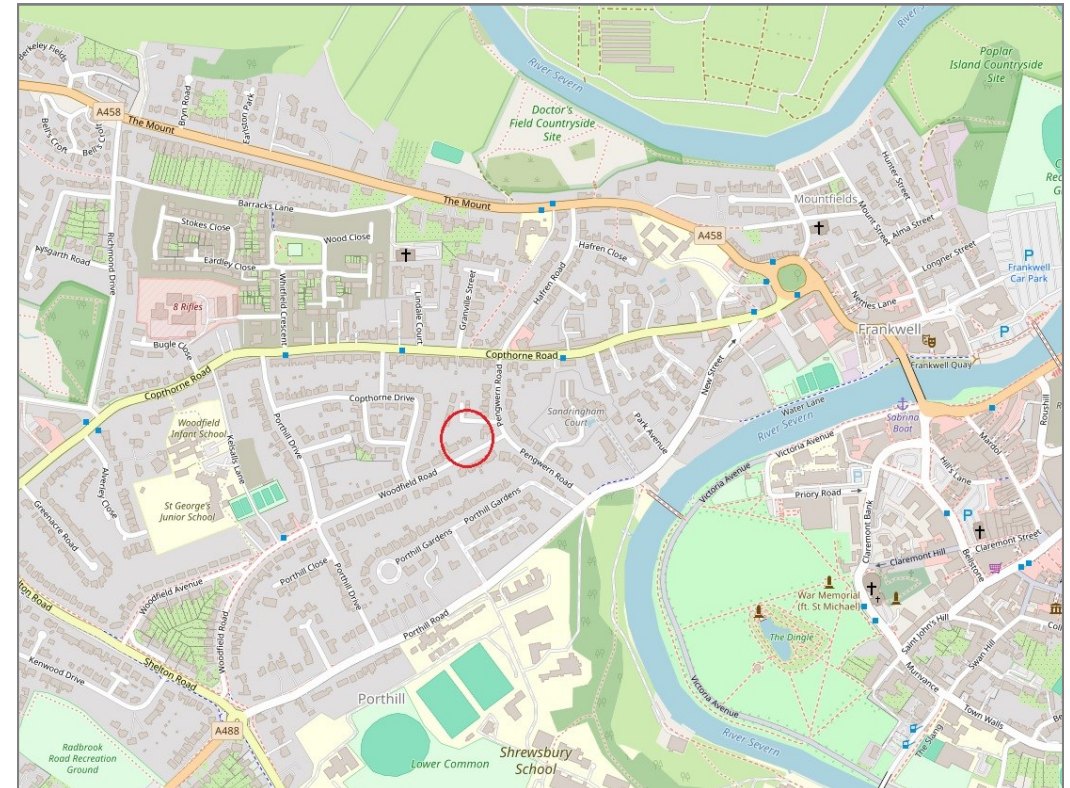
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**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>TBC</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**



Your home may be repossessed if you do not keep up repayments on your mortgage.

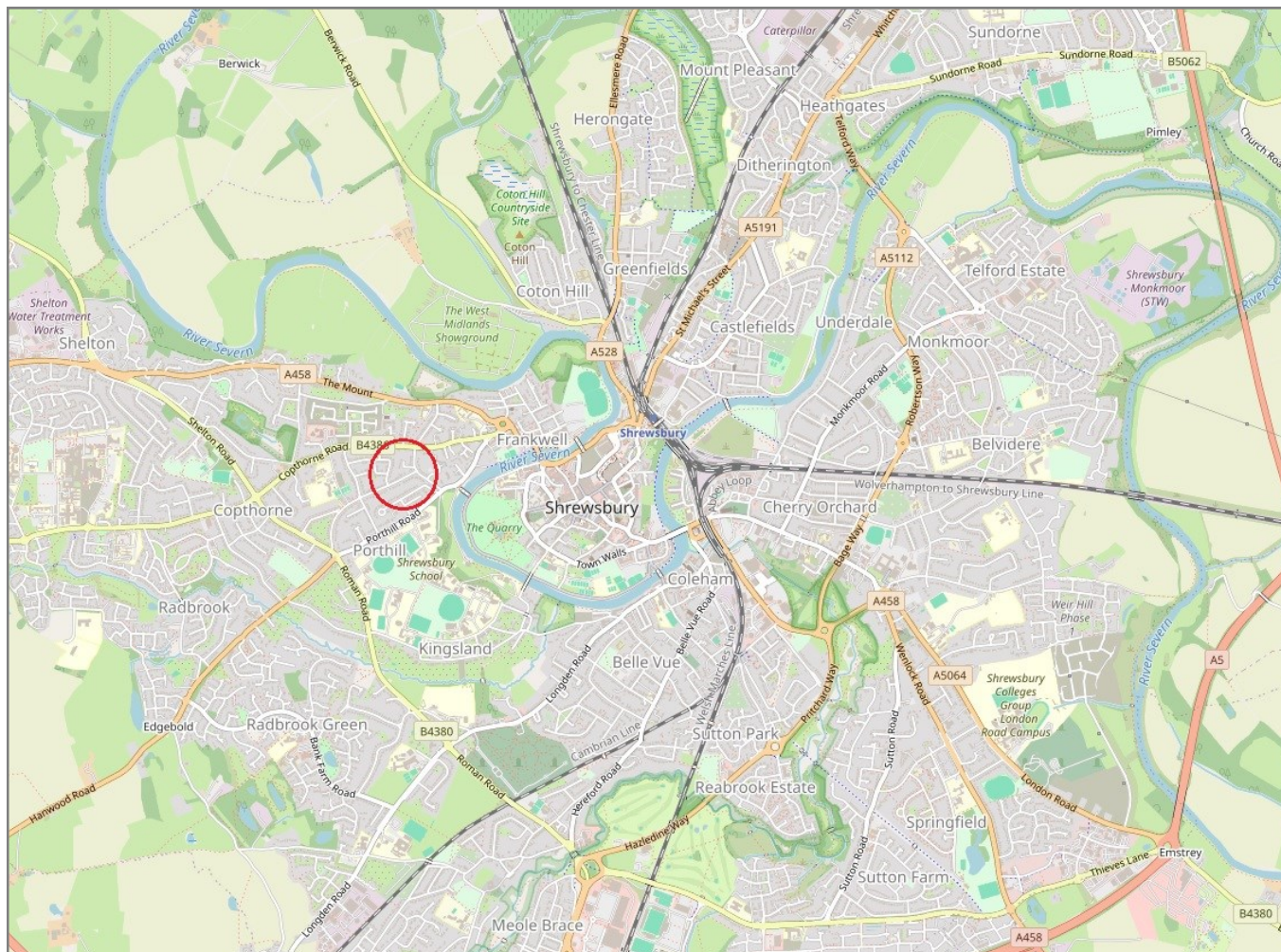
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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