



98 Copthorne Road, Shrewsbury, SY3 8NA

5 bedroom semi detached house — £605,000 Freehold

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sales@cgpooks.co.uk

This very attractive Victorian house of character offers substantial and well-proportioned accommodation over four floors, providing plenty of potential and benefitting from a good-sized private garden and driveway parking. The property is conveniently located within a sought-after residential area, walking distance from excellent schools, the Quarry Park and town centre.

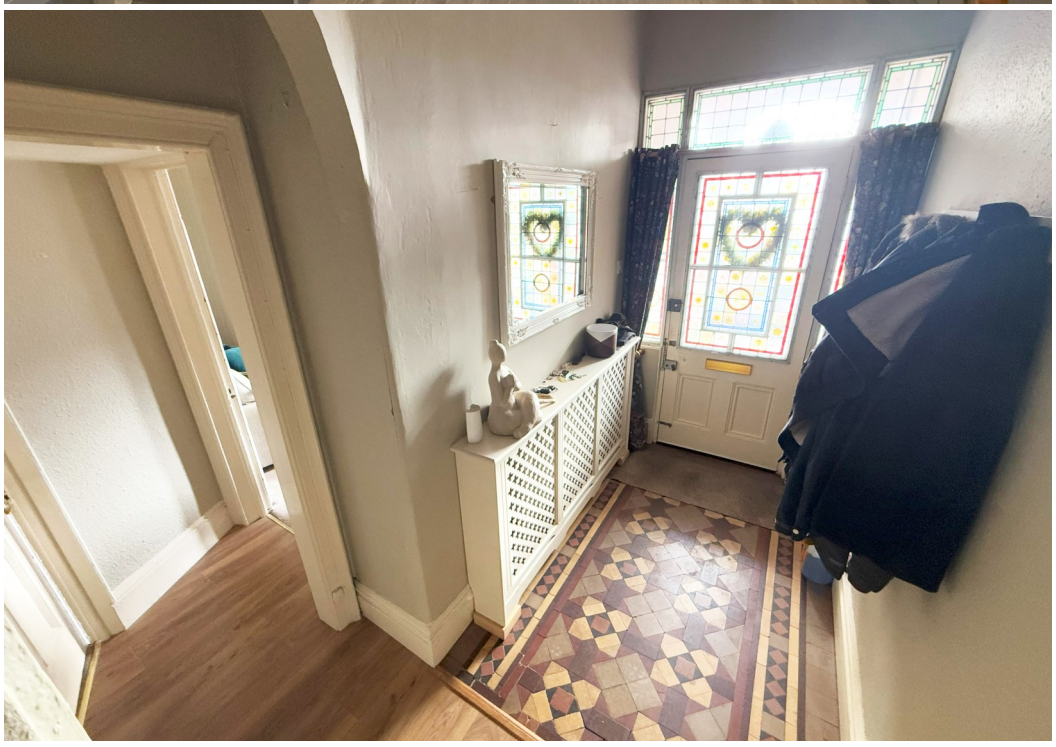
KEY FEATURES

- Covered entrance opening to an impressive hallway with quarry tiled flooring and turning staircase to a spacious landing
- Large living room with feature fireplace and bay window to front
- Separate family and dining rooms, also having characterful features, providing versatile reception space
- The modern extended kitchen has a range of well-fitted units, windows to side and glazed doors onto the rear garden
- From the entrance hall is access to the cellar, creating excellent storage and potential for conversion
- On the first floor are two large double bedrooms with fireplaces and bay windows, as well as a further double room, study, and family bathroom with separate shower. The third bedroom could also be used as an additional reception room as its very unique in its design, having a bay window to two elevations, original stained glass window and feature fireplace
- A staircase then leads to the second floor, where there are two more double bedrooms and a second family bathroom
- Partial double glazing and gas fired central heating via a recently replaced gas boiler
- Good sized private rear garden, comprising areas of lawn, paved and decked terraces, artificial lawn, planted borders, mature hedging and timber garden store
- Block paved driveway to front providing parking for two cars
- A great location, just a short walk from local schools, many independent and varied amenities of Frankwell, the renowned Boathouse pub/restaurant, the Quarry Park and riverside walks
- This unique property has been highlighted and photographed in Barrie Trinder's book 'Beyond the Bridges' as an extraordinary example of historic Shrewsbury's architecture, showcasing its many original features such as decorative tiling, stained glass windows, and multiple fireplaces. We are also aware that behind the panelling in the dining room is a cast iron Victorian fireplace that could be exposed and restored during a sympathetic renovation

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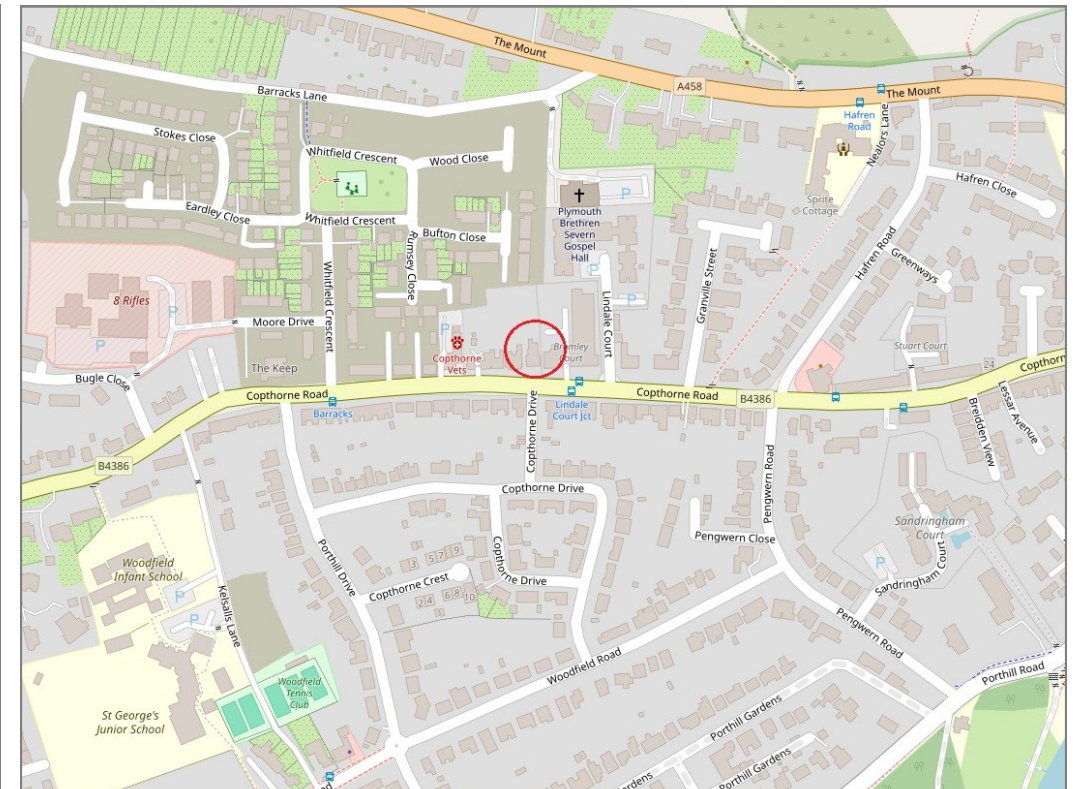
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band D
Services	All mains service are connected

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.

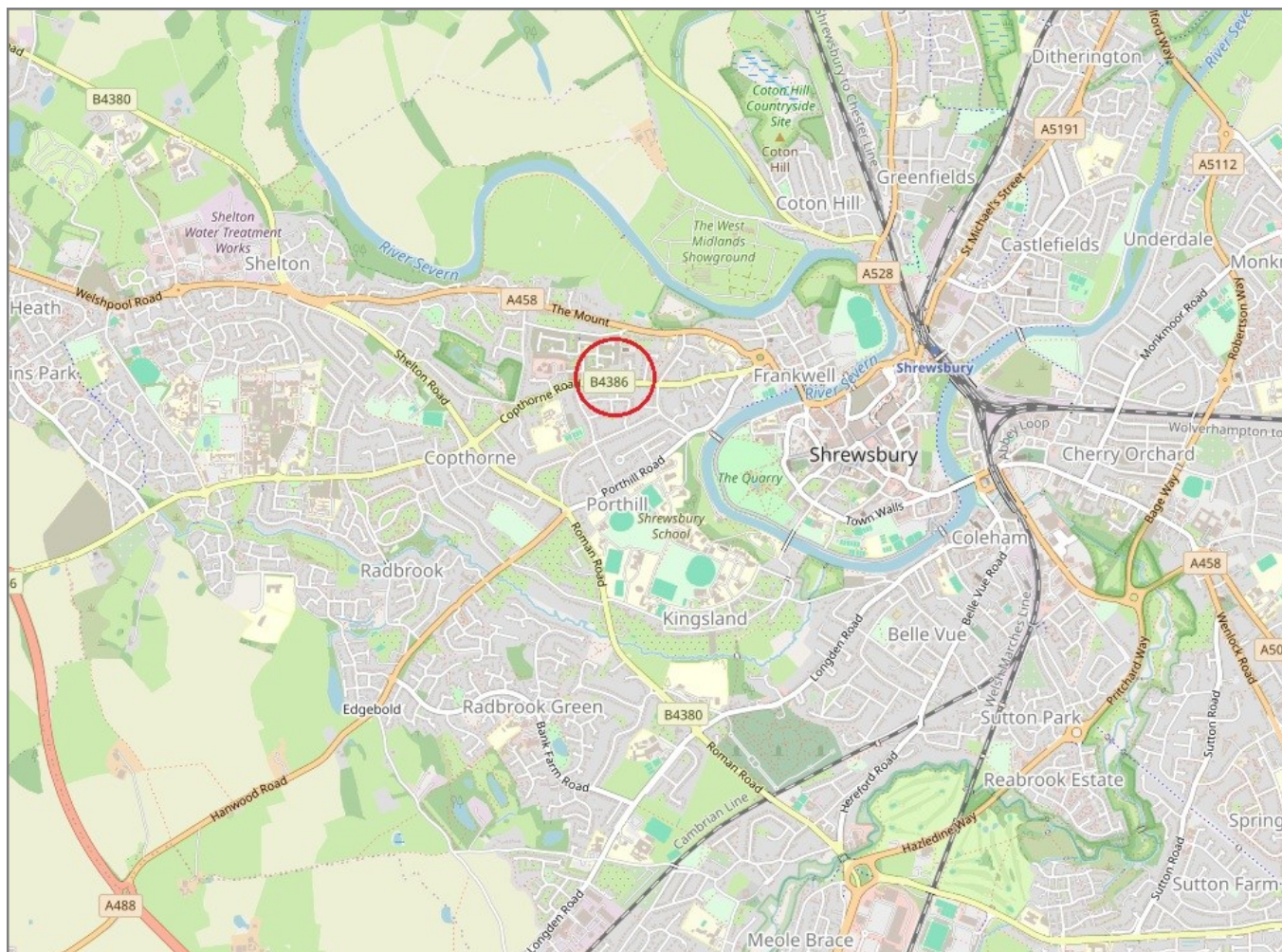
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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