



99 Woodfield Road, Copthorne, Shrewsbury, SY3 8HU

4 bedroom detached house — £695,000 Freehold

£695,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

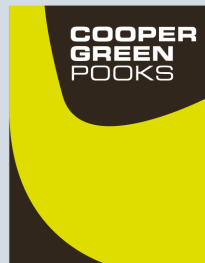
Occupying a fantastic plot within a highly sought-after residential area, this neatly presented and extended detached family house offers spacious and versatile accommodation over three floors, while benefitting from an attractively landscaped rear garden, detached garage and plenty of driveway parking.

KEY FEATURES

- Entrance porch opening to an impressive hallway with useful storage, cloakroom and staircase to landing
- Living room with feature fireplace, built-in cupboards and bay window to front
- Separate versatile family room, currently used as a hobbies room but would make a great home office, play room or additional sitting room
- The rear of the property has been extended to create a lovely open plan kitchen/dining room, complete with a range of fitted units, range-style cooker, and glazed double doors onto the rear garden
- There is also a practical utility area and access to both the side garden and ground floor shower room
- On the first floor are three generous bedrooms, all having built-in wardrobes, and a separate well-appointed family bathroom with shower
- A staircase leads to the second floor which has been thoughtfully designed as a further bedroom and en-suite bathroom. There are also velux windows to multiple elevations and access to useful eaves storage
- The large rear garden has been attractively landscaped to comprise areas of lawn, paved terracing, gravelled pathways and planted borders. Within the garden are a selection of fruit trees, well-stocked vegetable plot, modern greenhouse and large garden shed
- To the front of the property is an extensive driveway providing plenty of parking, access to the rear garden, and detached single garage
- A superb location on a very pretty street, in one of the town's most sought-after areas, just a short walk from Woodfield Primary School, Shrewsbury School, the local store, the renowned riverside Boathouse pub and restaurant, Quarry Park, and the town centre

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Shrewsbury
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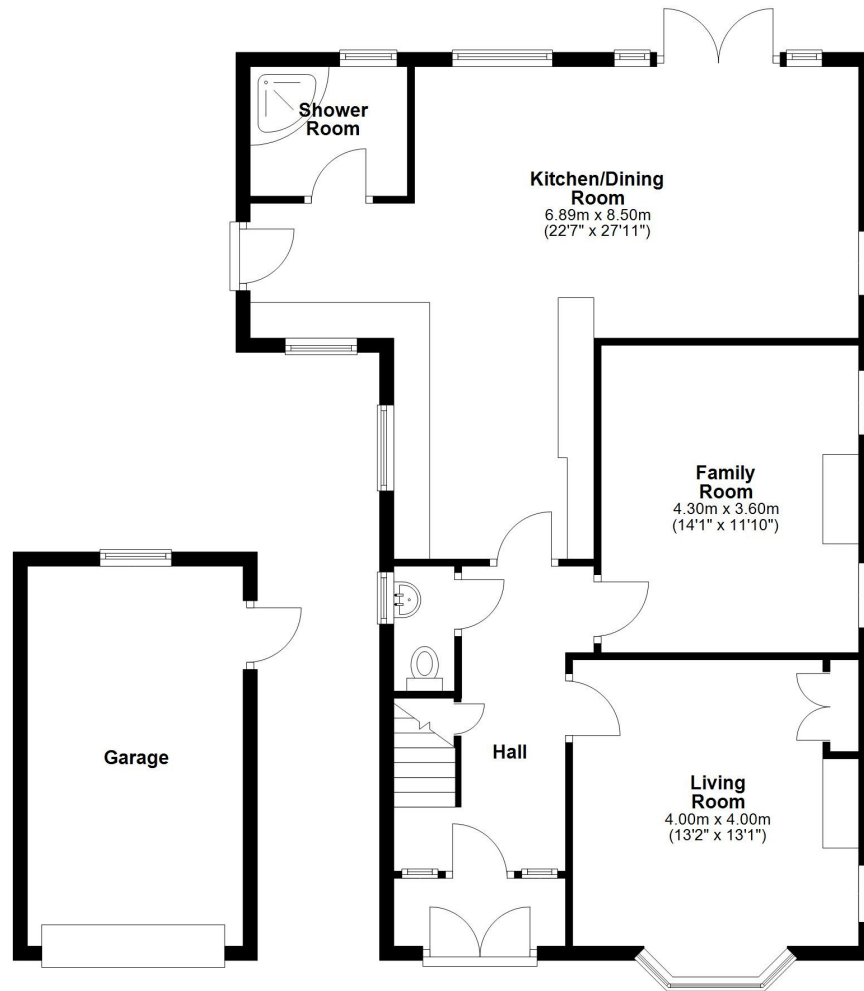
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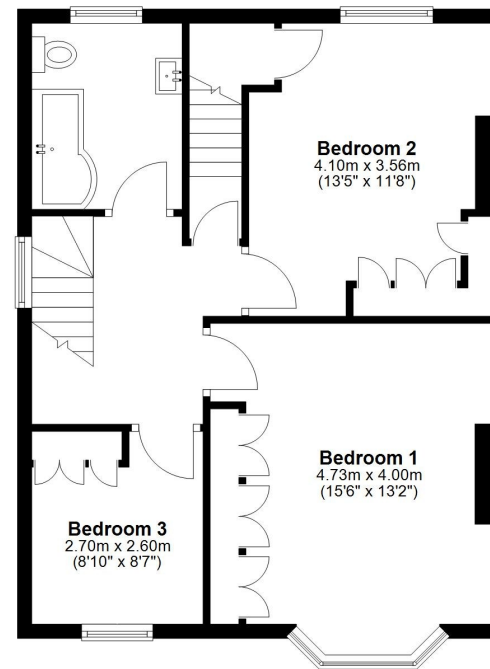
Ground Floor

Approx. 103.8 sq. metres (1117.1 sq. feet)



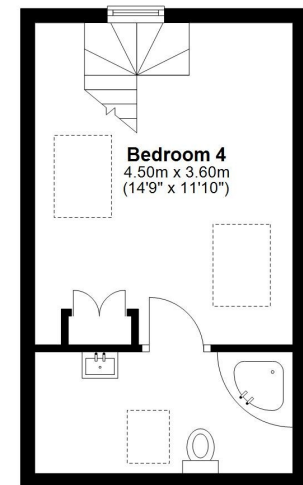
First Floor

Approx. 54.8 sq. metres (590.2 sq. feet)



Second Floor

Approx. 22.7 sq. metres (244.5 sq. feet)



Total area: approx. 181.3 sq. metres (1951.8 sq. feet)











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Tenure
Local Authority
Council Tax
EPC Band
Services

Freehold
Shropshire Council
Band E
TBC
All mains services are connected

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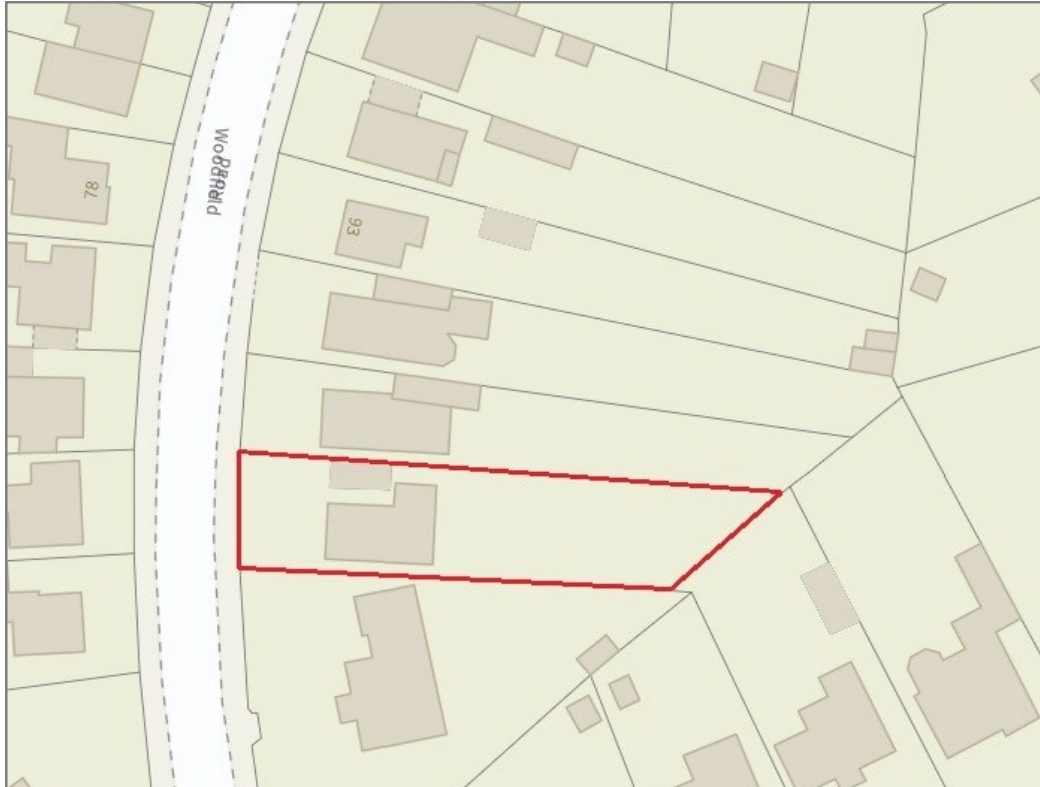
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BOUNDARIES NOT CONFIRMED



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Council Tax	Band E
EPC Band	TBC
Services	All mains services 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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