



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

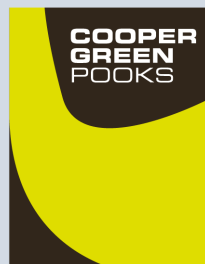
Occupying a fantastic plot within a highly sought-after residential area, this neatly presented and extended detached family house offers spacious and versatile accommodation over three floors, while benefitting from an attractively landscaped rear garden, detached garage and plenty of driveway parking.

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

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

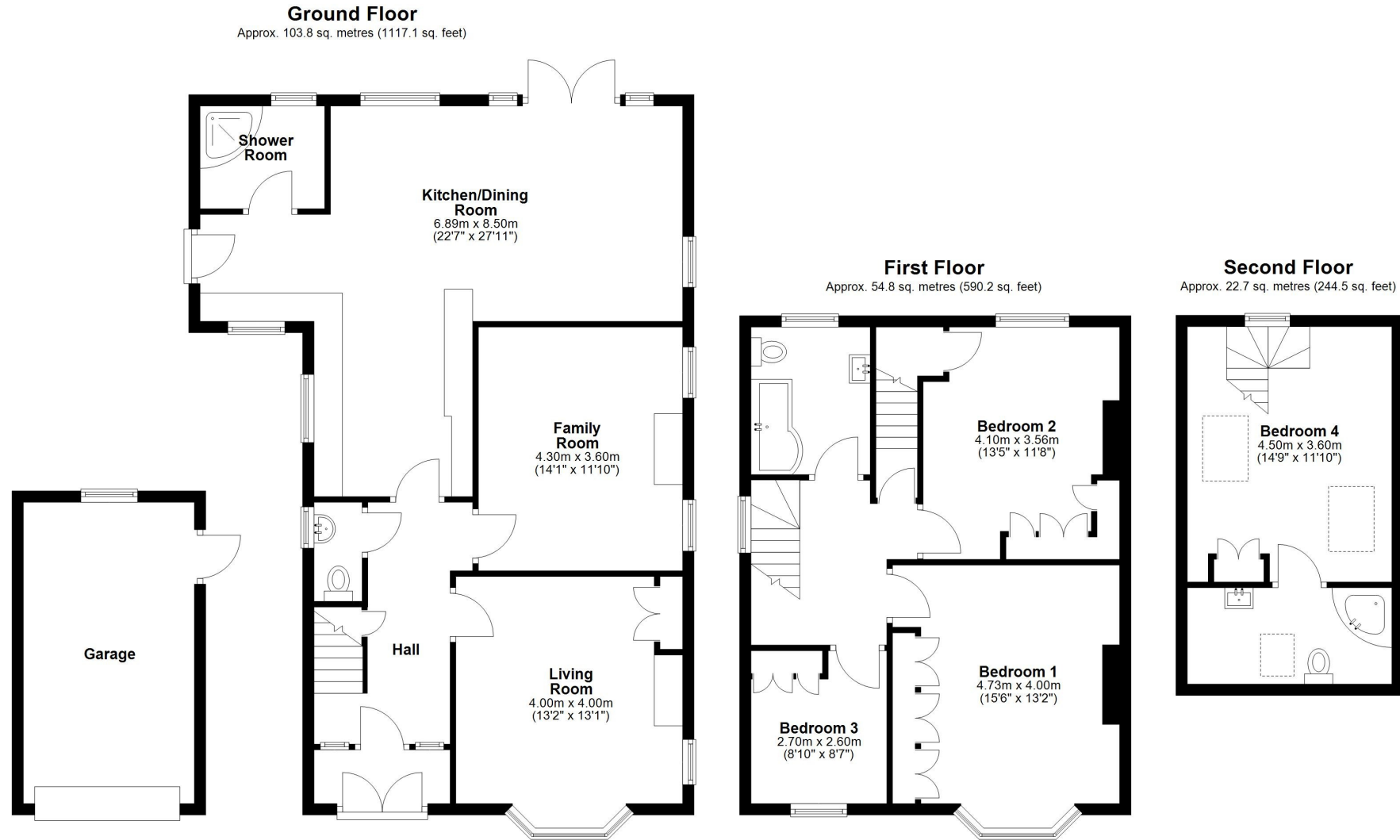
www.cgpooks.co.uk
sales@cgpooks.co.uk



99 Woodfield Road, Copthorne, Shrewsbury, SY3 8HU

Coopergreenpooks.co.uk

£695,000 Freehold — 4 bedroom detached house



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











99 Woodfield Road, Copthorne, Shrewsbury, SY3 8HU

£695,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**
Regulated by RICS



Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



Tenure
Local Authority
Council Tax
EPC Band
Services

Freehold
Shropshire Council
Band E
Band D
All mains services are connected

99 Woodfield Road, Copthorne, Shrewsbury, SY3 8HU

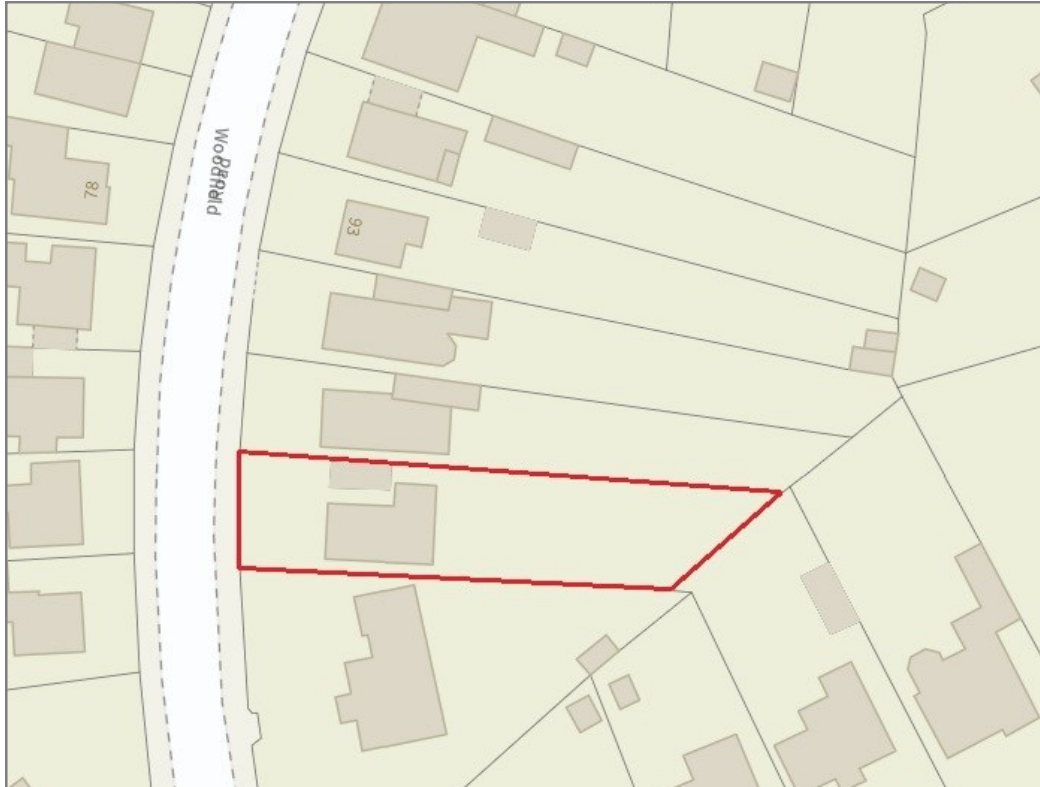
£695,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
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.

99 Woodfield Road, Copthorne, Shrewsbury, SY3 8HU

Coopergreenpooks.co.uk

£695,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.