



SAMUEL WOOD

38 Falcons Way, Copthorne, Shrewsbury, Shropshire, SY3 8ZG

Offers Over £270,000



38 Falcons Way

Copthorne, Shrewsbury, Shropshire, SY3 8ZG



- Two Bedroom Detached Bungalow
- Stylish Kitchen & Conservatory
- Garage & Driveway Parking
- Gas Fired Central Heating
- Amenities at Hand
- Living /Dining Room
- Bathroom
- Enclosed Low Maintenance Gardens
- Close to Royal Shrewsbury Hospital
- EPC Rating D

Nestled within a sought-after location, 38 Falcons Way presents an enticing opportunity as a detached bungalow, offering the advantage of no upward chain. This residence is thoughtfully designed, featuring a garage and an enclosed low-maintenance garden that provides both privacy and ease of upkeep. Nestled on the west side of Shrewsbury, this property boasts excellent road links, making transportation a breeze. Its proximity to the Royal Shrewsbury Hospital adds an additional layer of convenience for residents. Experience the perfect blend of practical living, accessibility and tranquility at 38 Falcons Way. Viewing is highly recommended by the selling agent.

As you step into the property, the reception hall leads you to the heart of the home. The spacious living dining room provides a versatile and comfortable space, complemented by the addition of a conservatory that floods the area with natural light. The kitchen is thoughtfully designed, ensuring both functionality and style.

The accommodation extends to two well-appointed bedrooms, each adorned with fitted wardrobes that maximise storage space while maintaining a clean and organised aesthetic. A tastefully designed bathroom completes the internal layout, offering modern amenities and a relaxing atmosphere.

Beyond the interiors, the exterior of this bungalow is equally impressive. The low-maintenance garden provides a serene outdoor retreat, perfect for enjoying moments of peace or entertaining guests. The inclusion of a garage and driveway enhances the practicality of this residence, ensuring ample parking space and storage solutions. With its delightful combination of interior comfort, functional design, and a convenient location, 38 Falcons Way stands as an inviting prospect for those seeking a relaxed and hassle-free lifestyle.







Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 4 Mbps & Superfast 37 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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