



SAMUEL WOOD

59 Copthorne Drive, Shrewsbury, Shropshire, SY3 8RX

Offers In The Region Of £514,500



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Shrewsbury, Shropshire, SY3 8RX



- Charming & Extended Traditional Property
- Stylish Breakfast Kitchen & Utility
- Three Bedrooms & Family Bathroom
- Manageable Rear Garden
- Close to Town Quarry & Town Centre
- Two Reception Rooms
- Ground Floor Shower Room & Cloakroom WC
- Driveway & Storage Garage
- Gas Central Heating
- EPC Rating D

Situated on the Copthorne Drive, long regarded as one of Shrewsbury's most sought-after residential areas, this elegant and thoughtfully extended home offers the perfect blend of character, practicality, and refined family living. From the charming reception hall, stylish modern kitchen extension and versatile living spaces, this is a property that impresses from the outset and continues to deliver room by room. With parking, a storage garage and a spacious, well-configured layout ideal for both everyday living and entertaining, this is a home that offers both aesthetic appeal and comfort in equal measure.

Homes in this prime location with such a desirable mix of period charm and contemporary living space are rarely available for long. An early inspection is strongly advised to fully appreciate all that the property has to offer.

Upon entering the property, you are greeted by a beautifully preserved reception hall, the warmth and charm of the original tiled floor providing an immediate sense of period character. To the front, the bay fronted sitting room is bathed in natural light and offers a refined yet cosy space for relaxing, enhanced by its high ceilings and tasteful neutral décor. This room is a tranquil retreat, equally suited to quiet evenings or hosting guests.

Moving through the hall, the home opens out into a superbly extended breakfast kitchen, the true centrepiece of the house. Designed with both style and functionality in mind, this generous space features sleek cabinetry, integrated appliances, ample worktop space and room for a large dining table or breakfast island. French doors flood the area with light and provide seamless access to the rear garden, making it ideal for indoor-outdoor living. Just off the kitchen, a separate inner dining room offers a more formal space for entertaining, or quiet family time. Also on the ground floor is a smartly appointed shower room and WC, as well as a fitted utility area which offers additional storage, workspace and discreet housing for laundry appliances, keeping the main kitchen space clutter free.

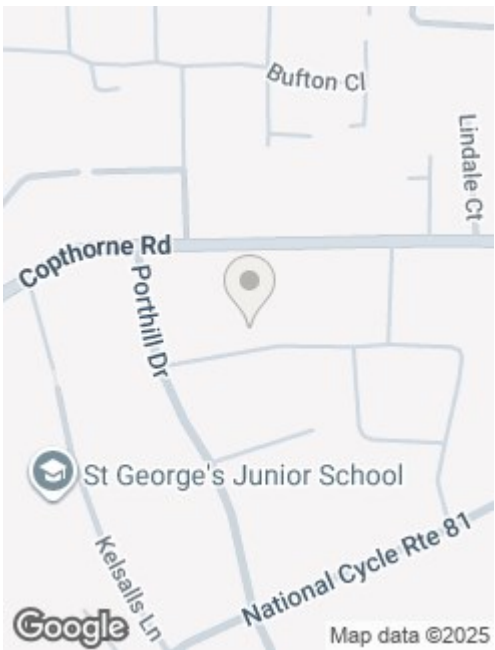
Ascending the staircase, you'll find three bedrooms, each offering light filled accommodation. The family bathroom is equally well presented, with modern tiling, a full-size bath and separate shower enclosure, stylish vanity unit and chrome fittings, providing a calm and elegant space for relaxation.

The front of the property features a smart driveway, offering ample off-road parking and leading to a single garage, ideal for secure storage of bicycles, tools or garden equipment. The property has an attractive and enclosed rear garden with lawn with patio area, perimeter fencing and rear access to the garage. A private outdoor space, perfect for alfresco dining, play, or gardening.

Copthorne Drive is perfectly placed within walking distance of Shrewsbury's historic town centre, the Royal Shrewsbury Hospital and riverside walks along the Severn. Renowned for its character homes, community feel and proximity to excellent local schools, shops and road links, it remains a firm favourite with discerning buyers seeking a forever home in the county town.







Directions

Services: We understand that the property has mains gas/oil heating (tbc), mains electricity, mains water and mains/private (tbc) drainage.

Broadband Speed: Basic 9 Mbps & Ultrafast 2300 Mbps
Results provided by Ofcom and correct at time of listing

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: D

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.





Floor Plans



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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