

# 32 Granville Street Cophorne Shrewsbury SY3 8NE



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £357,500**

## The features

- MUCH SOUGHT AFTER LOCATION ON THE EDGE OF THE TOWN
- IDEALLY PLACED FOR AMENITIES AND BY PASS
- KITCHEN WITH OVEN AND HOB
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- VIEWING HIGHLY RECOMMENDED.
- 15 MINUTE WALK INTO TOWN CENTRE
- LOUNGE WITH LOG BURNER, DINING ROOM
- 3 GENEROUS BEDROOMS AND FAMILY BATHROOM
- GARAGE, PARKING AND EXCELLENT SIZED REAR GARDEN
- EPC RATING D



\*\*\* MUCH SOUGHT AFTER LOCATION \*\*\*

An excellent opportunity to purchase this excellent 3 bedroom traditional family home occupying an enviable and much sought after cul de sac location.

Set in this most popular area on the edge of the Town being a short stroll from the Town Centre and all its amenities, the famous Quarry Park and for commuters ease of access to the A5/M54 motorway network.

Offering scope for extension if required, subject to the necessary consents, the accommodation briefly comprises Reception Hall, Lounge with log burner, Dining/Family Room, Kitchen, 3 Bedrooms and family Bathroom.

The property has the benefit of gas central heating, driveway with parking, garage and a good sized enclosed rear garden.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable cul de sac location in this much sought after residential address a short walk from the Town Centre, Schools and famous Quarry park. There are excellent amenities on hand and for commuters there is ease of access to the A5/M54 motorway network.

### RECEPTION HALL

Double glazed entrance door opening to Reception Hall with radiator, window to the side.

### LOUNGE

Having window overlooking the front, inglenook style fireplace housing cast iron log burner, media point, radiator. Wooden floor covering. Opening to

### DINING/FAMILY ROOM

An extended room having patio doors leading onto the rear garden, continuation of wooden flooring, radiator.

### KITCHEN

Fitted with range of units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having space beneath for appliances. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and range of eye level wall units. Useful pantry cupboard, window overlooking the garden and door to the side.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to first floor Landing with access to roof space, window to the side.

### BEDROOM 1

A lovely light room with window overlooking the front, radiator.

### BEDROOM 2

With window overlooking the rear garden, built in double wardrobe, radiator.

### BEDROOM 3

With window overlooking the front, radiator.

### FAMILY BATHROOM

Re-fitted with white suite comprising panelled bath with shower unit over, wash hand basin and WC Complementary tiled surrounds, radiator, window to the rear.

### OUTSIDE

The property occupies an enviable position at the end of this sought after cul de sac, approached over driveway leading to Garage. The Front Garden is laid to lawn with flower and shrub beds and enclosed with brick walling. Side pedestrian access to the good sized Rear Garden which is laid extensively to lawn, paved sun terrace and ornamental garden pond. Enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

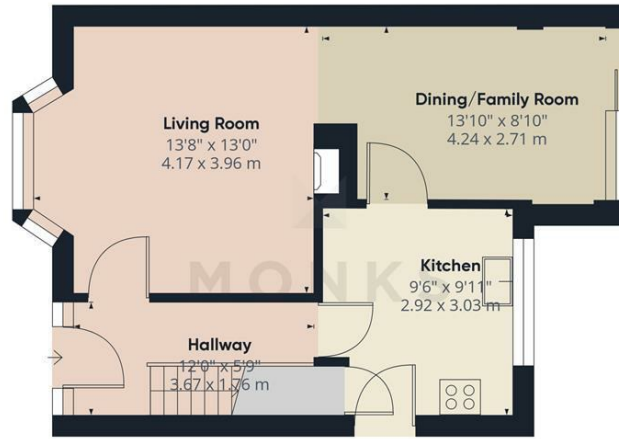
#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

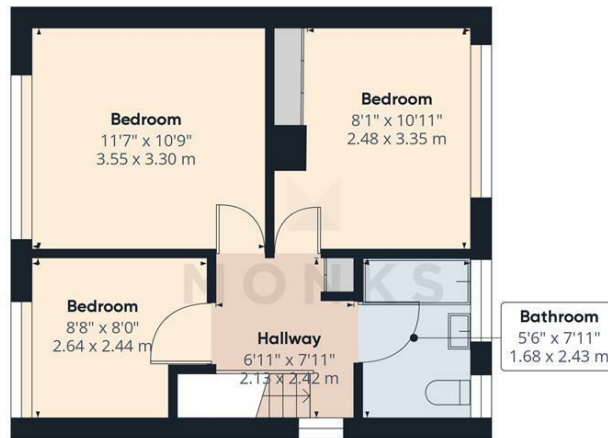
## 32 Granville Street, Copthorne, Shrewsbury, SY3 8NE.

3 Bedroom House - Semi-Detached  
Offers In The Region Of £357,500





Floor 0



Floor 1



Approximate total area<sup>®</sup>  
864.08 ft<sup>2</sup>  
80.28 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



## Judy Bourne

Director at Monks  
judy@monks.co.uk

## Get in touch

Call. 01743 361422  
Email. info@monks.co.uk  
Click. www.monks.co.uk

## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.