

# Plot 143 The Bascote Cophorne Keep Shrewsbury SY3 8LZ



4 Bedroom House - Detached  
Offers In The Region Of £440,000

## The features

- FABULOUS 3 STOREY FAMILY HOME
- FITTED KITCHEN WITH APPLIANCES
- PRINCIPAL BEDROOM WITH EN SUITE
- GARAGE AND PARKING
- VIEWING HIGHLY RECOMMENDED
- LOVELY WELL LIT LOUNGE
- DINING AREA AND UTILITY
- 3 FURTHER DOUBLE BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN



**BOOK YOUR VIEWING WITH MONKS AND RECEIVE A £500.00 HIGH STREET VOUCHER ON COMPLETION OF SALE. \*\***

**This brand new Bascote house style, is an impressive double fronted 4 bedroom detached house features high energy insulation values and finished to a high specification by reputable developers Bellway Homes the property occupies an enviable position on this much sought after development.**

**Occupying an enviable corner plot and being naturally well lit and offering spacious and versatile accommodation over 3 floors.**

**Reception Hall and Cloakroom, Lounge, lovely fitted Kitchen /Dining Room with appliances, Utility Room, Principal Bedroom with en suite, 3 further double Bedrooms and family Bathroom.**

**Perfect for today's modern lifestyle and those who work from home.**

**\*\* On completion of the sale, if the purchaser has booked their initial viewing through Monks, you will receive a £500 High Street voucher.**

## Property details

### LOCATION

The property occupies an enviable position on this popular development in the heart of this much sought after location, perfect for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, shops, restaurants/public houses, the Royal Shrewsbury Hospital and Town Centre are a short stroll away.

### RECEPTION HALL

Covered entrance with composite door opening to Reception Hall with window to the front, tiled flooring, radiator.

### CLOAKROOM

with WC and wash hand basin, tiled flooring, radiator.

### IMPRESSIVE LOUNGE

A lovely well lit room benefitting from 3 windows to two elevations. Media point, radiators.

### OPEN PLAN KITCHEN/DINING ROOM

The Dining Area has window to the front and double opening French doors leading onto the gardens. Tiled flooring, radiator, peninsular breakfast bar with seating area to the attractively fitted Kitchen which has been finished in a range of light grey shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with worksurfaces over and having integrated dishwasher and fridge freezer both with matching fascia panels. Inset 4 ring gas fired hob with extractor hood over and built in double oven and grill with cupboards above and below, range of eye level wall units. Recessed ceiling lights, window overlooking the garden, tiled floor. Opening to

### UTILITY

With continuation of units comprising cupboards and drawers with sink set into base cupboard and space for washing machine. Tiled floor, radiator.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to FIRST FLOOR LANDING with window to the front and off which lead.

### PRINCIPAL BEDROOM

Again a lovely light room with windows to two elevations, radiator.

### EN SUITE SHOWER ROOM

With suite comprising large shower cubicle with direct mixer shower unit, wall hung wash basin and concealed WC. Complementary tiled surrounds and flooring, heated towel rail window to the rear.

### BEDROOM 2

A good double room with window to the side, radiator.

### BATHROOM

A well appointed family bathroom with suite comprising

shower cubicle with direct mixer shower unit, panelled bath, wash hand basin and concealed WC. Complementary tiled surrounds and flooring, heated towel rail, window to the front.

### SECOND FLOOR LANDING

Staircase continues to the Second Floor Landing with large walk in storage cupboard which also supplies the pressurised water cylinder.

### BEDROOM 3

A good sized through room with windows to the front and side, useful eaves storage, radiator.

### BEDROOM 4

Again a good sized through room with windows to two elevations, under eaves storage, radiator.

### OUTSIDE

The property is approached over block paved driveway with parking and leading to the Garage. The front garden is laid to lawn with shrub beds. Side pedestrian access to the enclosed Rear Garden which is laid to lawn with paved sun terrace and 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 this is a new build property the Council has not yet set the banding.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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](https://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

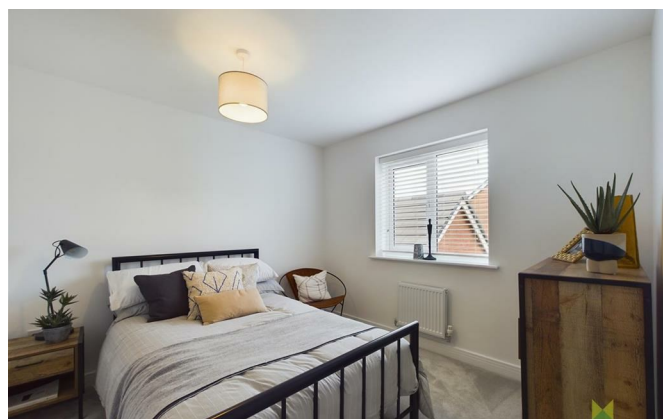
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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.

## Plot 143 The Bascote, Copthorne Keep, Shrewsbury, SY3 8LZ.

4 Bedroom House - Detached  
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**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	

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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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