

3 Kenwood Drive Cophorne Shrewsbury SY3 8TA



5 Bedroom House - Semi-Detached
Offers In The Region Of £545,000

The features

- STUNNING, BEAUTIFULLY PRESENTED 5 BEDROOMED FAMILY HOME
- RECEPTION HALL, CLOAKROOM, LOUNGE WITH PERIOD FIREPLACE
- PRINCIPAL BEDROOM WITH JULIETTE STYLE BALCONY
- DRIVEWAY WITH PARKING, PRIVATE ENCLOSED REAR GARDEN
- VIEWING ESSENTIAL.
- OFFERING SPACIOUS AND VERSATILE LIVING OVER 3 FLOORS
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN
- 4 FURTHER BEDROOMS, SHOWER ROOM AND FAMILY BATHROOM
- MUCH SOUGHT AFTER CUL DE SAC LOCATION
- EPC RATING C



*** STYLISH, EXTENDED 5 BEDROOM FAMILY HOME - VIEWING ESSENTIAL ***

A truly impressive 5 bedroom home which offers impressive accommodation over 3 floors, perfect for today's modern lifestyle. With great flexibility for a growing family, those who work from home or just love to entertain.

Finished to an exceptional standard of specification and beautifully decorated and which must be viewed to be fully appreciated.

Occupying an enviable cul de sac location in this much sought after area, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops and schools and the Town Centre is a pleasant stroll away.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, fabulous open plan Living/Dining Kitchen with bi-folds leading onto the garden. Principal Bedroom with Juliette style balcony, 4 further Bedrooms and 2 Bathrooms.

The property has the benefit of gas central heating, double glazing, driveway with parking and private enclosed rear garden.

Viewing essential.

Property details

LOCATION

The property occupies an enviable position in this much sought after location, a pleasant stroll from the famous Shrewsbury Quarry and Town Centre. For commuters there is ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, supermarket, public houses/restaurants, takeaways, a regular bus service to the Town Centre and close proximity to the Royal Shrewsbury Hospital.

RECEPTION HALL

Covered entrance with composite door with glazed side screens opening to Reception Hall, wooden floor covering, period style radiator.

CLOAKROOM

with suite comprising WC and wash hand basin, window to the side, tiled floor, radiator.

LOUNGE

having bay window with plantation style shutter blinds to the front. Period style fireplace housing living flame gas fire and arched shelved recess to the side, picture rail, media point, radiator. Contemporary double opening glazed doors to

STUNNING OPEN PLAN LIVING/DINING/KITCHEN

The perfect addition for today's modern lifestyle - a great space for those who love to entertain or have a growing family and which is naturally well lit.

LIVING AREA

having chimney breast housing cast iron log burner set onto hearth, picture rail, media point and wall mounted column style radiator. Opening through to

KITCHEN/DINING AREA

which is oozing with natural light from full width bi-fold doors leading onto the rear garden, velux roof lights and windows to the side. This great open plan space has great versatility and the Kitchen area being a cooks dream having been comprehensively fitted with range of soft white shaker style units incorporating deep glazed undermount sink with mixer taps and storage beneath. Further range of cupboards and drawers with solid work surfaces over and integrated dishwasher with fascia panel. Inset 5 burner gas hob with extractor hood over and cutlery and pan drawers beneath and twin eye level ovens with storage above and below. Matching shelved larder unit, eye level wall cupboards and recess with space for American style fridge/freezer with storage over and wine rack to the side. Utility section with space for appliances and additional range of storage cupboards. Large breakfast island with overhang

seating area and storage cupboards below. Recessed ceiling lights, tiled flooring, media point, wall mounted column style radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with window to the side and off which lead

BEDROOM 2

A generous sized double room having window to the rear with plantation style shutter blind, period fireplace, picture rail, built in double wardrobe, radiator.

BEDROOM 3

Another good sized double room having bay window with plantation style shutter blind overlooking the front, picture rail, radiator.

BEDROOM 4/HOME OFFICE

Having window to the front, radiator.

FAMILY BATHROOM

A well appointed room with suite comprising free standing, roll top bath with mixer taps/shower attachment, shower cubicle with direct mixer shower unit, drench head, wash hand basin and WC. Complementary tiled surrounds, window to the rear, period style radiator/towel rail.

SECOND FLOOR LANDING

From the Landing staircase continues to the Second Floor Landing with window to the side and display recesses.

PRINCIPAL BEDROOM

A lovely principal room featuring bi-fold doors, with Juliette style glazed balcony with pleasant aspect over the garden. Set of three double wardrobes running the length of one wall and comprising hanging rails and shelving, Radiator.

BEDROOM 5

A great multi purpose room, ideal for teenager or additional home office. Having two velux roof lights and radiator.

SHOWER ROOM

having suite comprising fully tiled shower cubicle with direct mixer shower unit with drench head, wash hand basin set into vanity unit with storage and WC. Complementary tiled surrounds, window to the rear, heated towel rail.

OUTSIDE

The property is set back from the road and approached over driveway with parking and double opening wooden gates leading to the rear. The front garden has been laid for ease of maintenance to well stocked flower, shrub and herbaceous beds. The Rear Garden is ideal for those who love to dine alfresco with its bi-fold doors leading straight out from the Kitchen. The Garden is laid to shaped lawn with well stocked shrub and herbaceous beds and inset specimen trees. Raised decked sun terrace with adjacent log store and large Garden Store - which would make a perfect Summerhouse or Home Office. The Garden is enclosed and offers a great level of privacy.

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 D - 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](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

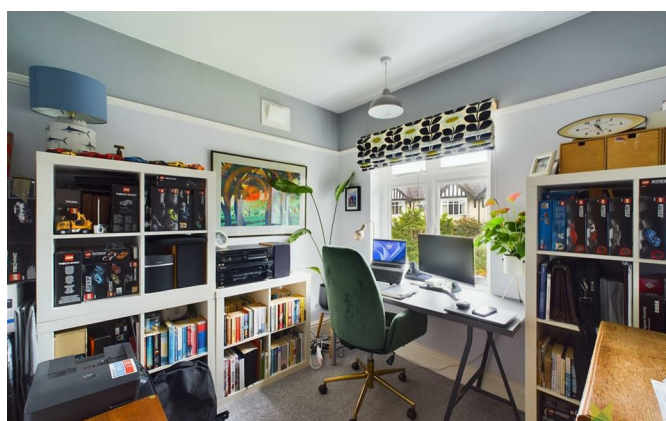
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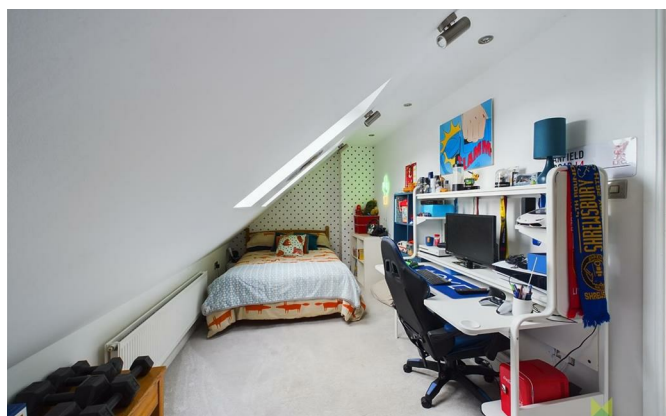


MONKS



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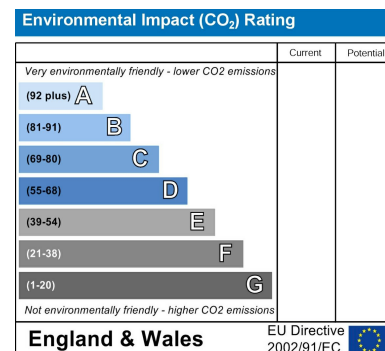
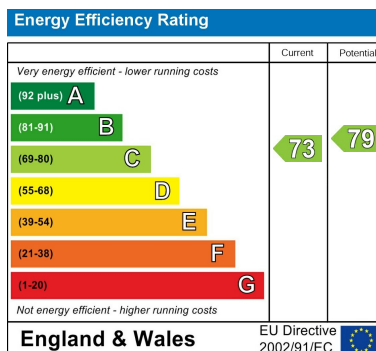
Shrewsbury office

10a-11 Shoplatch,
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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



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