

12 Copperfield Drive Cophthorne Shrewsbury SY3 8ZD



2 Bedroom House - Terraced
Offers In The Region Of £210,000

The features

- IMMACULATELY PRESENTED 2 BEDROOM HOME
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- 2 BEDROOMS AND BATHROOM
- DRIVEWAY WITH PARKING AND GARAGE
- EARLY VIEWING HIGHLY RECOMMENDED
- MUCH SOUGHT AFTER LOCATION CLOSE TO THE HOSPITAL
- LOUNGE, KITCHEN/DINING ROOM
- ENCLOSED COURTYARD STYLE GARDEN
- NO UPWARD CHAIN
- EPC RATING D



*** EXCELLENT 2 BEDROOM HOME - WITH GARAGE ***

** NO UPWARD CHAIN **

An immaculately presented, modern 2 bedroom mid terrace house offered for sale with no upward chain and being perfect for first time buyer or investor.

Occupying an enviable position in this much sought after location a short stroll from the Royal Shrewsbury Hospital and local amenities.

The accommodation briefly comprises Lounge, attractive Kitchen/Dining Room, 2 double Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, Garage and enclosed courtyard style garden.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position on the edge of the Town, ideally placed for the Royal Shrewsbury Hospital and ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, supermarket, schools, doctors, restaurants and public houses and regular bus service to the Town Centre.

ENTRANCE

Covered entrance portico with sealed unit double glazed door opening to

LOUNGE

having window to the front, useful under stairs storage cupboard, media point, radiator. Wooden fire surround housing living flame fire.

KITCHEN/DINING ROOM

Dining area with space for table, radiator, door leading to the garden.

Kitchen which is fitted with range of cream fronted high gloss units including single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances. Tiled surrounds and matching range of eye level wall units, window overlooking the rear, wooden effect flooring.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with Airing Cupboard housing hot water tank, immersion heater and shelving. Access to roof space and off which lead

BEDROOM 1

A good sized double room having two windows overlooking the front, built in storage cupboard, radiator.

BEDROOM 2

with window overlooking the rear, built-in storage cupboard, radiator.

BATHROOM

with suite comprising panel bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property is approached over a paved forecourt. The Rear Garden has been laid for ease of maintenance to paving and is enclosed with wooden fencing. Pedestrian gate gives access to the driveway with parking and door to Garage. The Garage has power and a window to the rear.

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 B- 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

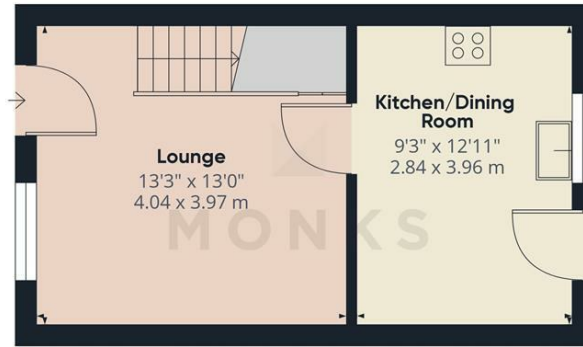
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

12 Copperfield Drive, Copthorne, Shrewsbury, SY3 8ZD.

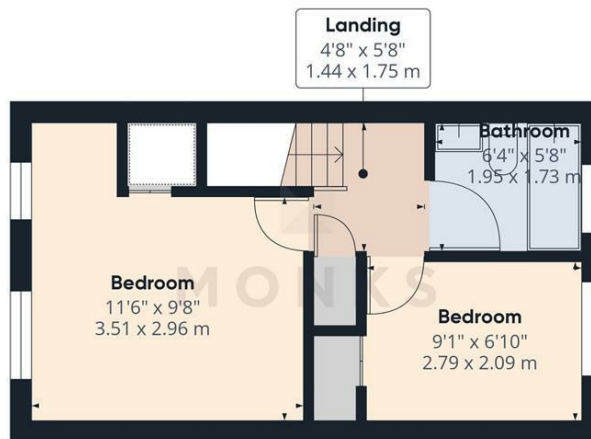
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Floor 0



Floor 1

Approximate total area[®]
553.89 ft²
51.46 m²

(1) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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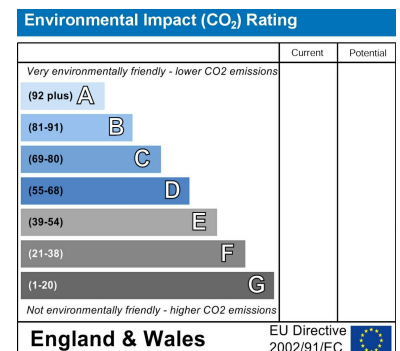
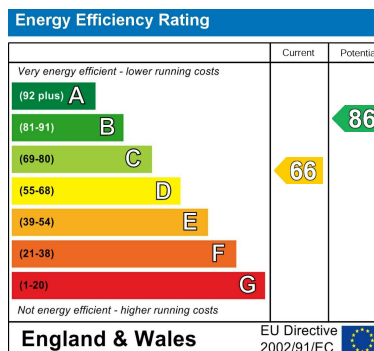
Shrewsbury office

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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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- 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.