

# 23 Kingswood Crescent Copthorne Shrewsbury SY3 8UU



**4 Bedroom House - Detached**  
**Offers In Excess Of £425,000**

## The features

- IMPRESSIVE 4 BEDROOM DETACHED HOME
- VERSATILITY OF ACCOMMODATION - PERFECT FOR A GROWING FAMILY
- HALL, CLOAKROOM, THROUGH LOUNGE, DINING ROOM/BEDROOM 4
- PRINCIPAL BEDROOM WITH EN SUITE, 2 FURTHER BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED.
- ENVIABLE LOCATION CLOSE TO THE HOSPITAL AND TOWN CENTRE
- BEAUTIFULLY MODERNISED AND WELL PRESENTED
- LOVELY NEWLY FITTED KITCHEN/BREAKFAST ROOM AND UTILITY
- DRIVEWAY WITH PARKING AND WRAP AROUND GARDENS
- EPC RATING C



\*\*\* IMMACULATELY PRESENTED DETACHED HOME \*\*\*

An excellent opportunity to purchase this recently re-styled four-bedroom detached home, finished to a high standard of specification and offering spacious and versatile living - perfect for a growing family or those looking to downsize.

Occupying an enviable corner plot in this much sought after location, a short stroll from the Royal Shrewsbury Hospital, local amenities, and Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, through Lounge, Dining Room/Bedroom 4, beautifully fitted Kitchen/Breakfast Room, Utility Room, Principal Bedroom with en suite, 2 further double Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and good sized wrap around gardens.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position on the edge of the Town, ideally placed for access to the Royal Shrewsbury Hospital and ease of access to the A5/M54 motorway network. There is an extensive range of facilities nearby including shops, supermarket, doctors, restaurants and public houses along with a regular bus service to the Town Centre. Schooling in the area is excellent both within the state and private sector being within catchment to Woodfield and St George's Infant and Junior schools.

### ENTRANCE PORCH

Composite door opening to Entrance Porch with window to the front, wooden effect tiles. Wooden and glazed door with side screen to

### RECEPTION HALL

with wooden effect flooring, radiator.

### CLOAKROOM

with WC and wash hand basin set into vanity with storage beneath, heated towel rail, window to the rear and useful under stairs storage recess.

### LIVING ROOM

A lovely light through room having window to the front, two windows to the side and bi-fold doors opening onto the rear garden. Wooden effect floor covering, radiator, media point.

### DINING ROOM/BEDROOM 4

A great multi purpose room having window to the front, radiator.

### KITCHEN/BREAKFAST ROOM

Beautifully fitted with a range of Wren contemporary units with contrasting dark and light grey fronted units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset dishwasher and fridge freezer with matching fascia panels. Inset 4 ring hob with extractor hood over and pan drawers beneath and double eye level oven and grill with cupboards above and below. Tiled surrounds, range of eye level wall units and microwave recess. Large breakfast bar with seating for 4 with solid wood work top. Recessed ceiling lights, wall mounted radiator. Opening to

### UTILITY ROOM

with space for appliances with work surfaces over, window to the rear, door to the Garage.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First

Floor Landing with window to the rear, Airing Cupboard and access to roof space.

### PRINCIPAL BEDROOM

A generous sized double room with window to the side and rear, radiator.

### EN SUITE SHOWER ROOM

with large walk in shower with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, velux roof light.

### BEDROOM 2

with window to the rear, radiator.

### BEDROOM 3

with window to the side, radiator.

### FAMILY BATHROOM

with suite comprising p-shaped bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the front.

### OUTSIDE

The property is approached over driveway with parking and leading to the Garage with up and over door, power and lighting and personal door to the Uiltiy.

The Gardens wrap themselves around the property and are laid mainly to lawn with flower and shrub beds and paved sun terrace. Enclosed with wooden fencing and in parts well screened with mature hedging.

### GENERAL INFORMATION

#### TENURE

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

#### SERVICES

We are advised that mains electric, water and drainage are connected with gas fired central heating.

#### 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 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.





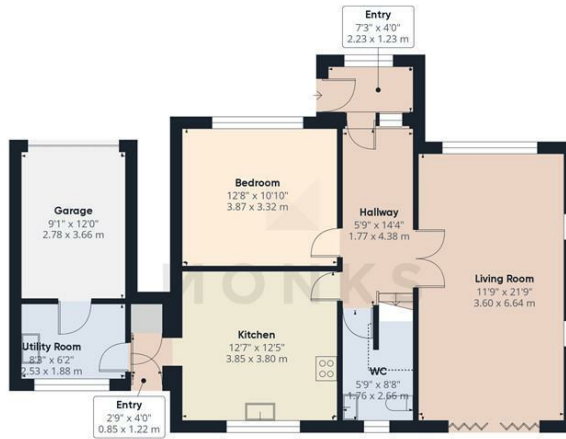




## 23 Kingswood Crescent, Copthorne, Shrewsbury, SY3 8UU.

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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

1462.37 ft<sup>2</sup>  
135.86 m<sup>2</sup>

**Reduced headroom**

10.82 ft<sup>2</sup>  
1.01 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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

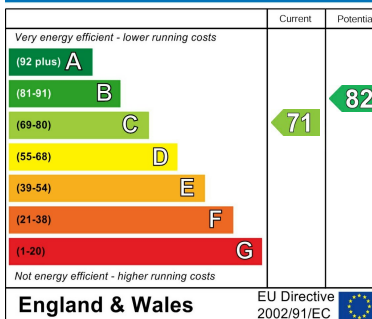
10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

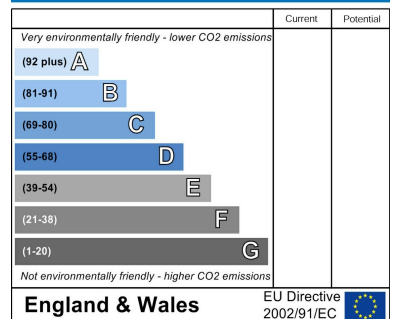
HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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.