

19 Copthorne Road Shrewsbury SY3 8NW



2 Bedroom House - Terraced
Offers In The Region Of £180,000

The features

- PERIOD TWO BEDROOM TOWN HOUSE
- LOUNGE, KITCHEN/BREAKFAST ROOM
- 2 BEDROOMS AND BATHROOM
- NO UPWARD CHAIN
- EPC RATING D
- A SHORT STROLL FROM THE TOWN AND AMENITIES
- PERFECT FOR FIRST TIME BUYER
- COURTYARD GARDEN
- VIEWING RECOMMENDED.



***** CHARMING TWO BEDROOM TOWN HOUSE *****

An excellent opportunity to purchase this two bedroom period Town House - perfect for first time buyer or investor.

Ideally placed, a short stroll from local amenities in Frankwell, a short riverside walk through the Quarry and the Town Centre. For commuters there is ease of access onto the A5/M54 motorway network.

The accommodation briefly comprises Lounge, Kitchen/Breakfast Room, 2 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing and courtyard garden.

No upward chain, viewing recommended.

Property details

LOCATION

Ideally placed, a short stroll from local amenities in Frankwell, a short riverside walk through the Quarry and the Town Centre. For commuters there is ease of access onto the A5/M54 motorway network.

LOUNGE

with window overlooking the front, radiator. Wooden fire surround with display plinth and built in storage cupboards to either side, wooden effect flooring.

KITCHEN/BREAKFAST ROOM

Fitted with range of white high gloss fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and space for appliances, inset 4 ring hob with extractor hood over and oven and grill beneath. Tiled surrounds and range of eye level wall units, window overlooking the rear and door to the side. Wooden effect flooring.

BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, radiator.

FIRST FLOOR LANDING

Staircase leads to First Floor Landing off which lead

BEDROOM 1

with window to the front, radiator.

BEDROOM 2

with window to the rear, built in storage cupboard, radiator.

OUTSIDE

To the front is a small forecourt area which is paved. The Rear Garden has a paved sun terrace with raised flower and shrub beds.

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 all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A - 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

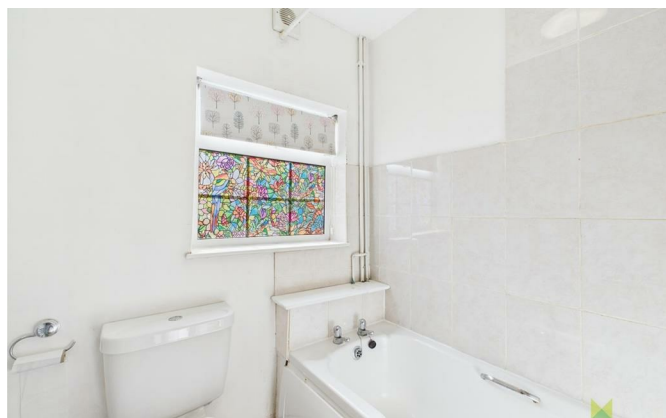
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

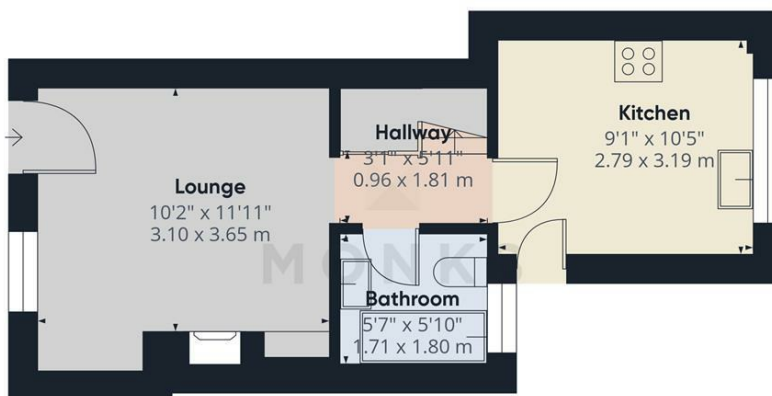
NEED TO CONTACT US

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

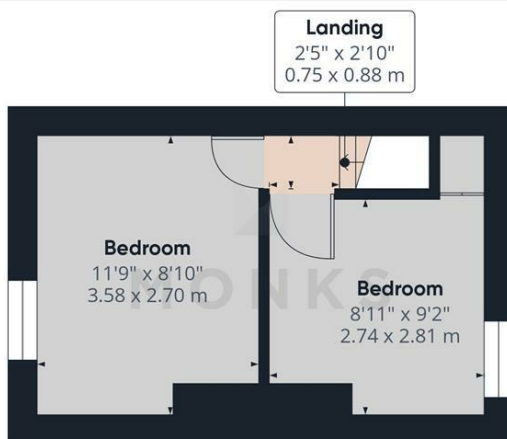
19 Copthorne Road, Shrewsbury, SY3 8NW.

2 Bedroom House - Terraced
Offers In The Region Of £180,000





Floor 0



Floor 1



Approximate total area⁽¹⁾
489.86 ft²
45.51 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.