

61 Copthorne Road, Copthorne, Shrewsbury, Shropshire,
SY3 8NW

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £575,000

Viewing: strictly by appointment
through the agent

Part glazed entrance door gives access to:

Entrance vestibule

Having period tiled floor, glazed windows, period glazed double doors with windows to side give access to:

Reception hallway

Having period tiled floor, dado rail, picture rail, coving to ceiling, radiator.

Wooden panel door gives access to:

Cloakroom

Having low flush WC, wash hand basin, period tiled floor, period stained glazed window.

Wooden framed glazed door from reception hallway gives access to:

Bay fronted lounge

14'9 max into bay x 12'11

Having walk-in bay with three glazed sash windows to front, period style fireplace, radiator, picture rail, coving to ceiling.

Wooden framed door from reception hallway gives access to:

Sitting room

14'9 max into bay x 12'6

Having walk-in bay with three glazed sash windows to front, open fire with attractive wooden fire surround, radiator, picture rail, coving to ceiling.

Wooden framed glazed door from reception hallway gives access to:

Bay fronted dining room

13'8 max into bay x 13'0

Having walk-in bay with three UPVC double glazed windows to rear, period fireplace with wooden mantle, display shelving to side, fitted period eye level and base storage cupboards, radiator, quarry tiled floor.

Wooden panel door from bay fronted dining room gives access to:

Kitchen

10'2 x 9'4

Having a range of pine eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob, fitted worktop with inset stainless steel sink drainer with mixer tap over, tiled splash surrounds, radiator, space for appliances, vinyl tiled effect floor covering, wall mounted extractor fan, UPVC double glazed window to side and glazed window looking into conservatory.

Wooden sealed unit double glazed door from kitchen gives access to:

UPVC double glazed conservatory

11'6 x 10'3

Having brick base, range of UPVC double glazed windows to rear, UPVC double glazed French doors, single UPVC double glazed door giving access to rear gardens, tiled floor, polycarbonated roof, plumbing for washing machine.

From reception hallway door gives access to a wooden stairs case which leads down to:

Large cellar

Having three sections.

Section one

19'7 x 5'1 approximatley

(No power point installed).





Section two

12'8 x 12'1

Having two UPVC double glazed windows, radiator.

Section three

12'7 x 12'6

Having power and UPVC double glazed window.

From reception hallway stairs rise to:

First floor landing

Having coving to ceiling, dado rail.

Wooden panel doors from first floor landing then give access to: Three double bedrooms, Jack and Jill bathroom, further separate bathroom and separate WC.

Bedroom one

13'1 x 12'6

Having UPVC double glazed window with pleasing aspect to rear, period style fireplace, coving to ceiling, picture rail, fitted shelved storage cupboard, radiator.

Bedroom two

12'11 x 12'11 max

Having UPVC double glazed sash window to front, period fireplace, radiator, fitted store cupboard, picture rail.

Bedroom three

13'0 x 12'5

Having UPVC double glazed sash window to front, radiator, period fireplace, fitted storage cupboard.

Jack and Jill bathroom

Access to this bathroom can be gained from Bedroom one and from first floor landing and comprises: White paneled bath with mixer shower over, low flush WC, pedestal wash hand basin, part tiled to walls, UPVC double glazed patterned window, radiator, fitted shelved storage cupboard.

Bathroom two

Having an avocado suite comprising: panel bath with mixer shower over, pedestal wash hand basin, radiator, UPVC double glazed window to side.

Separate WC

Having low flush WC, UPVC double glazed window to side.

From first floor landing stairs rise to:

Second floor landing

Having two Velux roof window and access to eaves storage.

From second floor landing doors give access to: Three further bedrooms

Bedroom four

13'1 x 11'10

Having UPVC double glazed window with stunning views towards the Quarry Park and St Chad's Church, radiator, Velux roof window with fitted blind.

Bedroom five

12'11 x 9'10

Having two UPVC double glazed windows with pleasing views over Copthorne Road, radiator, period style fireplace, fitted store cupboard, Velux roof window.

Bedroom six

11'7 x 7'10

Having eaves storage, Velux roof window, radiator.

Outside

To the front of the property there is a raised crazy paved patio area with two holly bushes and mature hedging to one side. Gated side access then leads to the property's:

Generous size southerly facing rear gardens

Which comprises: paved patio area, paved pathway, mature shrubs and trees, lawn garden, gated pedestrian access then leads to a former vegetable plot with glazed greenhouse, and access is then given to a stoned parking area which could provide off street parking for up to two vehicles. To the side of the garden there is a:

Large detached sectional garage

23'11 x 8'3

Having up and over door, pedestrian service door to side.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations

COUNCIL TAX BAND E

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

