



17 Copthorne Gardens, Copthorne, Shrewsbury, Shropshire,
SY3 8TQ

www.hbshrop.co.uk



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Offers In The Region Of £325,000

Viewing: strictly by appointment through the agent

Occupying a lovely cul-de-sac position, this is a particularly spacious and well proportioned three bedroom detached bungalow. The property is located within this highly desirable residential location within close proximity to excellent local amenities, highly regarded local schooling and is within walking distance of the Quarry Park with tranquil riverside walks and medieval town centre of Shrewsbury. This property will be of interest to a number of buyers and is being offered for sale with NO UPWARD CHAIN.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, lounge, kitchen/diner, UPVC double glazed conservatory, three bedrooms, shower room, low maintenance front garden, well established good size rear enclosed gardens, generous brick paved driveway, detached sectional garage, extensive double glazing, gas fired central heating, desirable residential location. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed double doors give access to:

Entrance porch
Having tiled floor.

UPVC double glazed door then gives access to:

Reception hallway
Having tiled floor, telephone point, radiator. dado rail, loft access.

Wooden framed door from reception hallway gives access to:

Lounge
13'6 x 12'0
Having double glazed windows to front and side of property, attractive fireplace with timber fire surround, radiator, dado rail.

Arch from reception hallway gives access to:

Attractive kitchen/diner
15'1 max x 11'0
Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, free standing appliances include: cooker, fridge freezer, tumbler dryer, washing machine, tiled floor, tiled splash surrounds, double glazed window to rear, two single glazed windows to side, UPVC double glazed door giving access to rear gardens.

Wooden glazed door from reception hallway gives access to:

Bedroom
13'0 x 9'3
Having radiator, dado rail, UPVC double glazed French doors from dining room gives access to:

UPVC double glazed conservatory
9'0 x 8'0
Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, polycarbonated

roof, tiled floor, UPVC double glazed French doors giving access to rear gardens.

From reception hallway door give access to:

Bedroom
11'3 x 7'11
Having UPVC double glazed window to front, radiator.

Door from reception hallway gives access to:

Bedroom
9'11 x 7'11
Having UPVC double glazed window to front, radiator.

Door from reception hallway gives access to:

Shower room
Having tiled shower cubicle, pedestal wash hand, low flush WC, tiled floor, double glazed window to rear, cupboard housing hot water tank cylinder unit, radiator.

Outside
To the front of the property there is a low maintenance front garden with inset shrubs. To the side of this there is an extensive brick paved driveway which extends to the front and side of the property. To the side there is a useful garden store housing the gas fired central heating boiler. Towards the rear of the bungalow there is a detached sectional garage. In between the house and bungalow gated access leads to the property's westerly facing well established good size:

Rear gardens
Having lawn garden, paved patio areas, glazed greenhouse, timber garden shed. The rear gardens are enclosed by fencing and mature hedging.

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 B

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

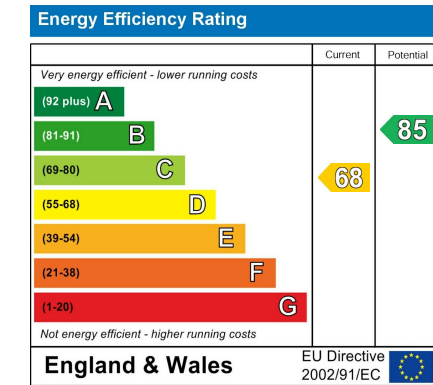
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.



FLOORPLANS

