

61B Mytton Oak Road, Copthorne, Shrewsbury,
Shropshire, SY3 8UQ

www.hbshrop.co.uk



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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.
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Offers In The Region Of £525,000

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN, is this extended, spacious, well presented and versatile four/five double bedroom detached house. Part of the ground floor accommodation of this property could be used as a self contained ANNEX area for elderly relatives/further family members if required. The property is situated in this extremely sought after residential location, with easy access to the Royal Shrewsbury Hospital, good local amenities, highly regarded schooling and frequent bus stop to the Shrewsbury town centre. Commuters will be pleased to know that access is also readily available to the local Shrewsbury bypass which then links up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, lounge, kitchen/breakfast room, utility room, dining area, sitting room, ground floor bedroom with ensuite wet room (The dining area, sitting room, ground floor bedroom and wet room has a separate entrance which could be used as a self contained ANNEX if required), first floor landing, four double bedrooms, bathroom, neatly kept and generous size rear enclosed gardens, in and out brick paved driveway, garage, extensive double glazing, gas fired central heating, NO UPWARD CHAIN, Viewing is recommended.

The accommodation in greater detail comprises:

Canopy over UPVC double glazed entrance door gives access to:

Reception hallway
Having fitted carpet with hidden parquet wooden flooring, radiator, understairs storage cupboard.

From reception hallway door gives access to:

Cloakroom
Having low flush WC, wall mounted wash hand basin, double glazed window to front.

Door from reception hallway gives access to:

Lounge
14'11 x 11'5
Having fitted carpet with hidden wooden parquet flooring, double glazed window to front, electric fire set to a stone style hearth with timber mantel, radiator, coving to ceiling.

Door from lounge gives access to:

Dining area
11'5 x 8'11
Having double glazed window to side, radiator, coving to ceiling.

Square arch from dining area gives access to:

Sitting room
10'8 x 10'8 excluding recess
Having radiator, UPVC double glazed door giving access to rear gardens, UPVC double glazed window to side, coving to ceiling, second UPVC double glazed entrance door leading to front of property.

Door from sitting room gives access to:

Ground floor bedroom
14'11 x 9'11 excluding recess
Having engineered wooden flooring, radiator, UPVC double glazed sliding patio door giving access to rear gardens.

Door to:

Wet room
10'8 x 4'7
Having wall mounted electric shower, pedestal wash hand basin, low flush WC, fully tiled to walls, recessed spotlights to ceiling, extractor fan, tiled floor, UPVC double glazed window to rear.

The dining area, sitting room, ground floor bedroom and wet room could make an ideal ANNEX/SEPARATE LIVING AREA for an elderly relative/further family member.

Door from reception hallway gives access to:

Kitchen/breakfast room
16'5 x 8'10
Having eye level and base units with built-in cupboards and drawers, integrated oven and grill, four ring electric hob, fitted worktops with inset stainless steel sink drainer unit, tiled splash surrounds, tiled floor, glazed window to rear and double glazed window to side.

Part glazed wooden framed door from kitchen/breakfast gives access to:

Utility room
17'0 x 5'5
Having fitted worktops with inset stainless steel sink, base units, tiled splash surrounds, vinyl tiled effect floor covering, double glazed window to rear with double door giving access to rear gardens.

From reception hallway stairs rise to:

First floor landing
Having loft access, airing cupboard, radiator, double glazed window to front.

Doors from first floor landing then give access to: Four double bedrooms and bathroom.

Bedroom one
13'2 x 11'1
Having fitted wardrobes with eye level storage cupboards, double glazed window to front, radiator.

Bedroom two
13'8 x 9'3
Having double glazed window to front, radiator, range of fitted wardrobes and eye level storage cupboards above.

Bedroom three
10'11 x 9'10
Having double glazed window to rear, radiator.

Bedroom four
9'4 x 8'11
Having double glazed window to rear, radiator.

Bathroom
Having a three piece coloured suite comprising: Timber style panel bath with electric shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, two double glazed windows to rear, heated chrome style towel rail, tiled to walls, extractor fan to ceiling.

Outside
To the front of the property there is an in and out brick paved driveway providing ample off street parking for a number of vehicles with centralised lawn garden and inset shrubs, low rise brick walling and wrought iron railings screening the pedestrian pathway.

From the driveway access is given to:

Garage
17'8 x 9'2
Having electrically operated up and over door, wall mounted Worcester gas fired central heating boiler (The vendor informs us that the boiler was fitted in 2023), double glazed window to side, fitted power and light.

Gated side access to both side of the property then leads to the property's generous size southerly facing:

Rear gardens
Which comprise: Paved patio area, paved sun terrace, garden pond, lawn gardens, decked area, two timber summerhouses, two timber sheds, raised beds, a variety of shrubs, plants and bushes. The rear gardens are enclosed by fencing and a mature leylandii hedge.

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 D

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.

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		
	71	78
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

