

24 Rumsey Close, Copthorne Keep, Shrewsbury,  
Shropshire, SY3 8FJ

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**Offers In The Region Of £300,000**

Viewing: strictly by appointment through the agent

Situated on this modern residential development by Bellway Homes, this is a neatly presented and modern three bedroom semi detached house. The property is situated within this desirable residential location within walking distance of tranquil riverside walks within the Quarry Park and the Shrewsbury town Centre and is also well situated for access to an array of excellent amenities, highly regarded schooling and the local bypass which links up to the motorway network. Viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, entrance hall, downstairs cloakroom, lounge, attractive modern kitchen/dining room, master bedroom with ensuite shower room, two further bedrooms, bathroom, attractive front, side and rear enclosed gardens, two private car parking spaces, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

Storm porch with entrance door gives access to:

**Entrance hall**

From entrance hall door gives access to:

**Downstairs cloakroom**

Having ceramic tiled floor, wall mounted wash hand basin, low flush WC with concealed cistern, radiator.

Door from entrance hall gives access to:

**Lounge**

16'6 max x 12'9 max

Having UPVC double glazed window to front, two radiators, staircase leading off, useful understairs storage cupboard, TV aerial point, wall mounted central heating thermostat control unit.

Door leading into:

**Attractive modern kitchen/dining room**

15'7 x 11'1 max

Having a range of modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, ceramic tiled floor, Zanussi induction hob, Zanussi stainless steel cooker hood above, built-in Zanussi electric oven and grill, space for upright fridge freezer, radiator, space and plumbing for washing machine, IDEAL LOGIC combi ESP135 wall mounted gas fired central heating boiler, UPVC double glazed French doors leading out onto rear gardens with glazed panels to either side.

From lounge staircase rises to:

**First floor landing**

Having loft access.

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

**Bedroom one**

10'10 x 11'2

Having UPVC double glazed window to rear, radiator, wall mounted central heating thermostat control unit, useful built-on cupboard.

Door to:

**Ensuite shower room**

Having glazed walk-in shower cubicle with Mira Relate shower and fully tiled to walls, pedestal wash hand basin with mixer tap and tiled splash surrounds, low flush WC with concealed cistern, ceramic tiled floor, contemporary wall mounted chrome heated towel rail, UPVC double glazed window.

**Bedroom two**

9'11 x 8'3

Having UPVC double glazed window to front, radiator.

**Bedroom three**

7'0 x 7'1

Having UPVC double glazed window to front, radiator.

**Bathroom**

Comprising: Panel bath with Mira Relate shower, glazed shower screen and fully tiled around bath and shower area, pedestal wash hand basin with mixer tap, tiled splash surround, low flush WC with concealed cistern, tiled splash surrounds, ceramic tiled floor, electric shaver point, chrome wall mounted heated towel rail, UPVC double glazed window.

**Outside**

The property has two private car parking spaces to front, paved pathway flanked either side by front garden which is laid to lawn having flower and shrub borders, outside light to front, side gate giving access to an attractive enclosed rear garden.

**Rear garden**

Comprising: Paved sun patio, lawn gardens with borders containing flowers and shrubs, timber garden shed, outside lighting, Power point with outside cold water tap.

**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 C**

**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).

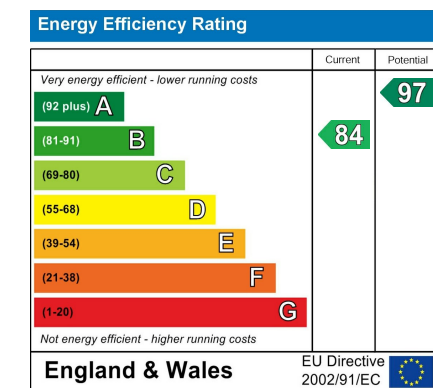
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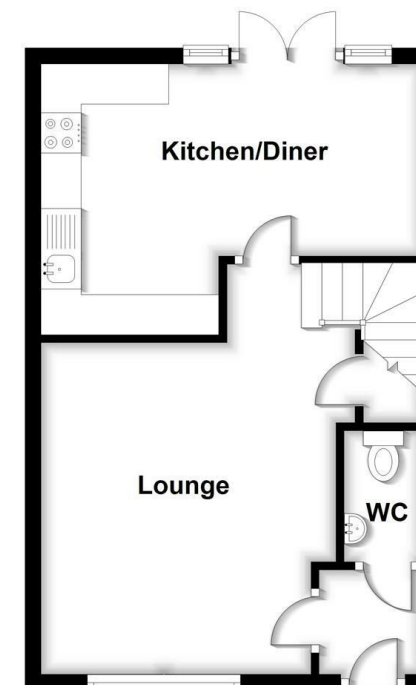
**Disclaimer**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

**Ground Floor**



**First Floor**

