

38 Shelton Road, Copthorne, Shrewsbury, Shropshire,  
SY3 8SR

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Situated within this highly desirable residential location, this is an attractive, improved and spacious three double bedroom mature bay fronted detached house. The property is within walking distance of tranquil riverside walks within the Quarry Park and the Shrewsbury town Centre. The property 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. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, cloakroom, lounge, bay fronted dining room, refitted kitchen/breakfast room, UPVC double glazed conservatory, first floor landing, three double bedrooms, refitted bathroom and separate WC, neatly kept front and enclosed gardens, generous driveway, detached sectional garage, UPVC double glazing, gas fired central heating, sought after residential location.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Entrance porch**

Having UPVC double glazed windows, quarry tiled floor, original stained glazed leaded door then gives access to:

**Reception hallway**

Having radiator, understairs storage cupboard.

Door from reception hallway gives access to:

**Cloakroom**

Having low flush WC, wash hand basin with mixer tap over and storage cupboard below.

Door from reception hallway gives access to:

**Lounge**

15'0 x 11'9

Having gas fire (which is currently disconnected) set to a stoned style hearth with matching fire surround, UPVC double glazed window to side, radiator, range of wall light points,

UPVC double glazed French doors from lounge gives access to:

**UPVC double glazed conservatory**

8'11 x 8'11

Having brick base, tiled floor, a range of UPVC double glazed windows overlooking the property's rear garden, UPVC double glazed French doors giving access to rear gardens, polycarbonated roof.

Door from reception hallway gives access to:

**Bay fronted lounge**

13'5 max into bay x 11'10

Having UPVC double glazed bay window to front, radiator.

Door from reception hallway gives access to:

**Refitted kitchen/breakfast room**

14'9 x 11'2

Having a range of replaced eye level and base units with built-in cupboards and drawers, integrated double oven, four ring gas hob, dishwasher, fridge freezer, fitted wooden worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, wood effect flooring, recessed spotlights to ceiling, radiator, walk-in store cupboard housing gas fired central heating boiler, space for washing machine, UPVC double glazed door giving access to side of property, wall mounted extractor fan, UPVC double glazed window to rear.

From reception hallway stairs rise to:

**Half landing**

Having two UPVC double glazed windows.

Stairs then rise to:

**First floor landing**

Having UPVC double glazed window to front, radiator, linen store cupboard.

Doors from first floor landing then give access to: Three double bedrooms and refitted bathroom and separate WC.

**Bedroom one**

15'0 x 11'10

Having UPVC double glazed window to side and rear of property, range of fitted wardrobes and storage cupboard above, vanity unit with sink and tiled splash surrounds, radiator.

**Bedroom two**

11'10 x 11'2

Having UPVC double glazed window to front radiator, picture rail.

**Bedroom three**

11'5 x 8'4

Having UPVC double glazed window to rear, picture rail, radiator.

**Refitted family bathroom**

Having a modern suite comprising: Panel bath, vanity unit with inset sink, tiled shower cubicle with wall mounted mixer shower, vinyl floor covering, part tiled to walls, heated chrome style towel rail, UPVC double glazed window to rear, recessed spotlights, extractor fan and loft access to ceiling.

**Separate WC**

Having a low flush WC, UPVC double glazed window to side, wall mounted extractor fan.

**Outside**

To the front of the property there is a lawn garden with neatly kept shrubs, bushes and low rise brick walling screening the pedestrian pathway. Brick paved pathway leads to the front door where there is a brick paved patio area. Brick paved and tarmacadam driveway providing ample off street parking for a number of vehicles with access leading to a:

**Sectional garage**

Gated pedestrian side access then leads to the property's:

**Rear gardens**

Having brick paved patio, paved sun terrace, lawn gardens, generous size timber garden shed, well stocked borders containing a variety of shrubs, plants and bushes, outside cold tap and lighting point. The rear gardens are enclosed.

**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**

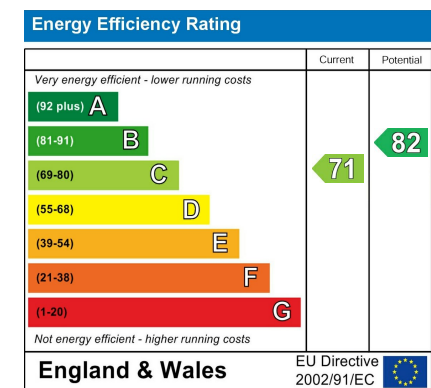
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



## FLOORPLANS

