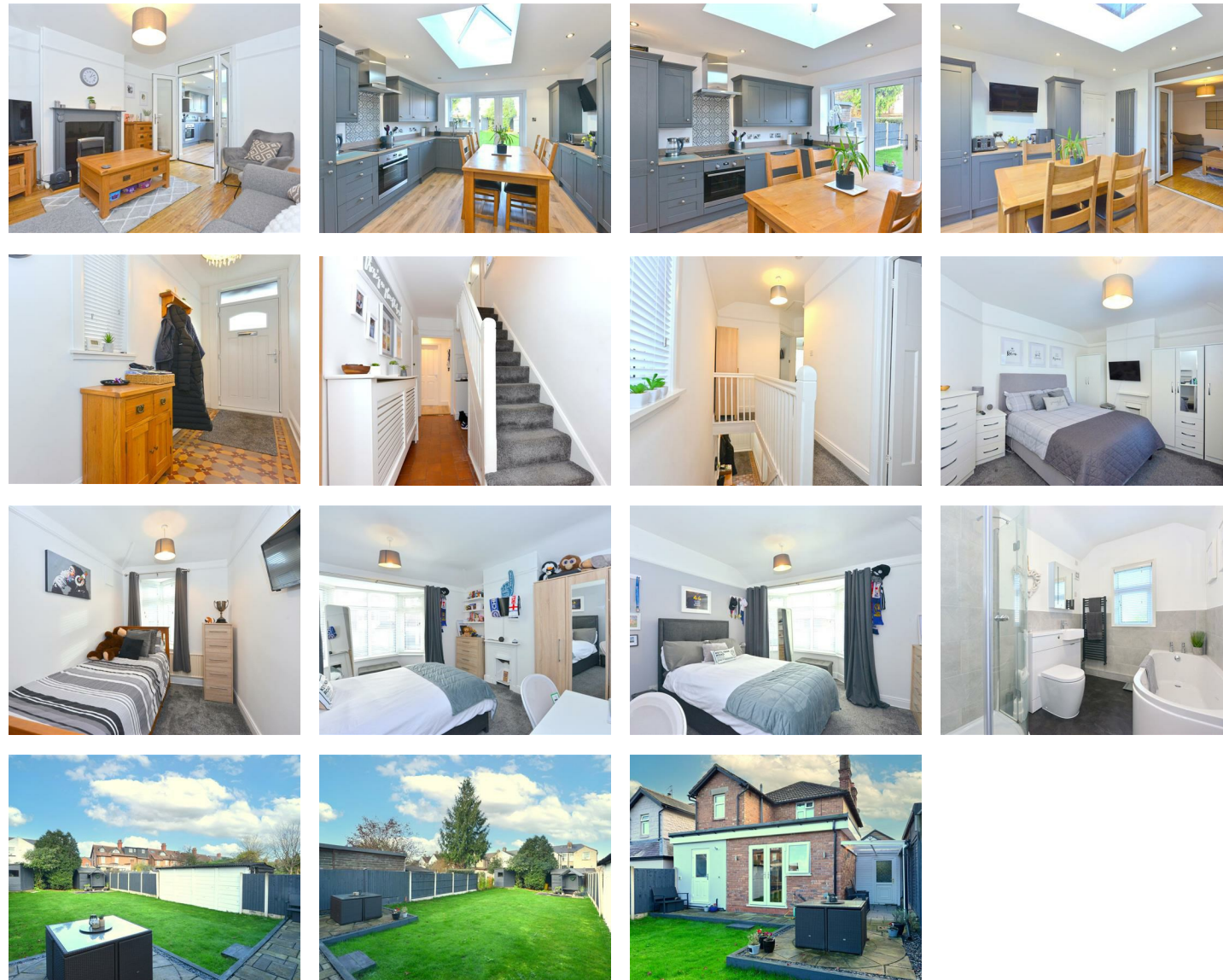


59 Copthorne Drive, Copthorne, Shrewsbury, Shropshire,
SY3 8RX

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.
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Offers In The Region Of £500,000

Viewing: strictly by appointment
through the agent

Offering beautifully presented, improved, extended and versatile living accommodation, this is an attractive bay fronted three bedroom period detached house. The property is located within this highly desirable residential location, close proximity to local schooling, good local amenities and within striking distance of tranquil riverside walk within the Quarry Park which lead to the medieval town Centre of Shrewsbury. Commuters will be pleased to know that access to the local bypass is also readily accessible. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, bay fronted lounge, sitting room, attractive refitted kitchen/diner with a range of built-in appliances, laundry room, shower room with WC, first floor landing, three bedrooms, stylish refitted family bathroom, driveway, large store with electrically operated roller door, good size rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over, composite double glazed entrance door gives access to:

Reception hallway

Having period tiled floor, two UPVC double glazed windows to side, understairs recess, radiator, picture rail.

Door from reception hallway gives access to:

Bay fronted lounge

13'5 x 11'6 max into bay

Having walk-in UPVC double glazed bay window to front, engineered wooden flooring, picture rail, radiator.

Door from reception hallway gives access to:

Sitting room

12'4 x 12'1

Having coal effect gas fire set to a marble style hearth with decorative fire surround, engineered wooden flooring, radiator, picture rail, UPVC double glazed French doors from sitting room and door from reception hallway gives access to:

Modern refitted kitchen/diner

12'0 x 11'8

Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted wooden style worktop with inset 1 1/2 sink with mixer tap over, four ring AEG induction hob with AEG stainless steel cooker canopy over, recently installed AEG oven, integrated AEG fridge freezer, wood effect flooring, contemporary wall hung radiator, recessed spotlights to ceiling, UPVC double glazed lantern roof, UPVC double glazed window overlooking the property's rear gardens with UPVC double glazed French door giving access to rear gardens.

Door from reception hallway gives access to:

Laundry room

8'4 x 6'9 max reducing down to 3'3 min

Having eye level and base units, fitted wooden style worktop, wall mounted Glow Worm gas fired central heating boiler, radiator, wood effect flooring, space for appliances, composite double glazed door giving access to rear of property.

Door from laundry room gives access to:

Shower room with WC

Having shower cubicle with mixer shower over, wash hand basin with mixer tap over and storage cupboard below, low flush WC, wood effect flooring, heated chrome style towel rail, wall mounted extractor fan, recessed spotlights to ceiling.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, picture rail, loft access.

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

Bedroom one

13'8 max into bay x 11'6

Having walk-in UPVC double glazed bay window to front, radiator, period fireplace, picture rail.

Bedroom two

13'1 x 10'11

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

Bedroom three

10'9 x 6'4

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

Stylish refitted family bathroom

Comprising: A modern four piece suite having curved panel bath, tiled corner shower cubicle with drench shower over plus hand-held shower attachment off, WC with hidden cistern, wash hand basin set to vanity unit with mixer tap over, wall mounted mirror fronted bathroom cabinet, wall mounted heated towel rail, UPVC double glazed window to rear, wall mounted extractor fan, vinyl tiled effect floor covering, part tiled to walls.

Outside

To the front of the property there is a tarmacadam and partially brick paved driveway providing off street parking. Access is then given to:

Large store

19'0 x 7'10

Having electrically operated roller door, UPVC double glazed door giving access to rear of property, fitted power and light.

Rear gardens

The rear gardens are a pleasing feature of the property and comprise: A covered paved patio with wall light points. paved sun terrace with outside cold tap and further outside slighting points, lawn gardens, two timber garden sheds, inset shrubs. 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 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		
	60	72
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

