



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

93 Woodfield Road, Copthorne, Shrewsbury, SY3 8HU

**£575,000
Guide Price**

To view this property please call us on **01743 236 800** Ref: T7700/SL/KQ

A particularly attractive and well maintained, mature, detached residence, set in attractive extensive landscaped gardens.

This detached three bedroom property has been much loved and maintained and provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. The property benefits from full gas fired central heating, double glazing and an exceptionally well maintained landscaped rear garden. Garage and parking.

The property is well placed in this popular and highly desirable residential area, close to excellent schools in both the state and private sector, the Royal Shrewsbury Hospital and the nearby historic town centre, via the Quarry Park and Dingle Gardens. The town centre boasts many fashionable bars and restaurants, Theatre Severn and the Shrewsbury railway station.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Dressing surface with inset hand basin, wc

L SHAPED LIVING ROOM / DINING ROOM

25'4" x 13'3" (7.72m x 4.04m)

A delightful through room with bay window and side window to the front overlooking the attractive garden

There is a glazed French door to the rear with side screens and a further side window which opens onto the spectacular rear garden

KITCHEN / BREAKFAST ROOM

14'5" x 6'7" (4.40m x 2.00m)

Neatly appointed and fitted with a range of matching units

From the entrance hall, a STAIRCASE with handrail and balustrade rises to the FIRST FLOOR LANDING with a window and access, via a fold away loft ladder to a boarded roof space.

BEDROOM 1

13'0" x 11'7" (3.96m x 3.52m)

Window overlooking the rear garden with side window

BEDROOM 2

12'0" x 10'11" (3.65m x 3.32m)

Range of built in wardrobes

Bay window to the fore with further side window

BEDROOM 3

8'4" x 8'4" (2.54m x 2.55m)

Window to the fore

BATHROOM

Neatly appointed with a panelled bath with shower attachment

Pedestal wash hand basin, wc

Airing cupboard with insulated cylinder with further cupboard above with slatted shelving.

OUTSIDE THE PROPERTY

GARAGE

The property is divided from the road by an ornamental brick wall with pillared features surmounted with an ornamental wrought iron balustrade and approached through a pillared entrance with matching ornamental double gates, over a tarmac drive which extends to the side, serving the garage and providing ample parking. A pathway extends to the front and serves the reception area with attractive gardens laid to lawn with floral and shrubbery borders and a central floral, shrubbery and rockery display.

There is an ornamental arch to the rear with a wrought iron security gate, flanked on both sides by a wall with wrought iron balustrade. The gate allows access to the particularly attractive, well stocked and extensive landscaped REAR GARDEN. There is a paved patio and terrace with a pathway extending and flanked on one side by a floral and shrubbery border and to the other, a neatly kept lawn with further shrubbery displays. The pathway extends to an additional patio and terrace, which is enclosed by an ornamental dwarf wall. This area provides an attractive and ideal entertaining space with a timber and glazed Summerhouse and Potting Shed. The pathway extends further to an extensive lawn, which is intersected by a variety of fruit trees, with further well stocked shrubbery borders. There is an external masonry stone outbuilding at the bottom of the garden. The whole being exceptionally neatly kept, well stocked and providing an attractive setting for the residents.







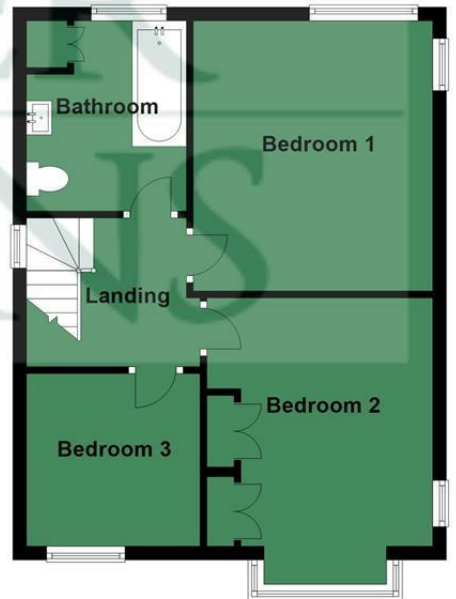


FLOOR PLANS ...

Ground Floor
Approx. 788.9 sq. feet



First Floor
Approx. 501.0 sq. feet



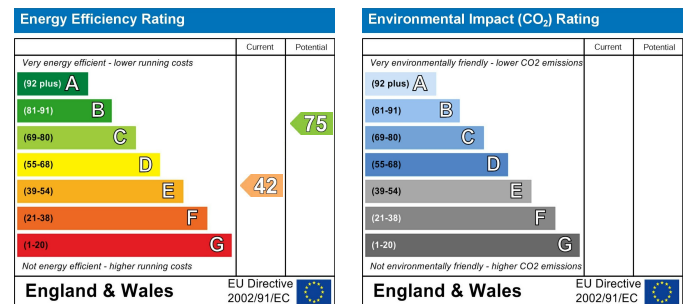
Total area: approx. 1290.0 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit into Cophorne Road. Continue for some distance, eventually turning left into Pengwern Road. Turn right into Woodfield Road. Continue to the top of Woodfield Road and proceed over the mini-island, continue for a further distance, where the property will be found on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: E

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



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Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
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