



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Stokes Close, Cophorne Keep, Shrewsbury, SY3  
8FA**

**£625,000 Region**

To view this property please call us on **01743 236 800** Ref: T7717/SL/lrd

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# An exceptionally well appointed and truly immaculate superior modern detached family house, situated in a quiet cul-de-sac position.

The property which is presented to an exacting standard by the current owners, provides well planned and well proportioned accommodation with rooms of pleasing dimensions throughout. The accommodation which benefits from gas fired central heating and double glazing, briefly comprises: spacious entrance hall, cloakroom, living room, study, family room, kitchen/dining room, utility; master bedroom with en-suite shower room, second bedroom with en-suite shower room, two further bedrooms. Large detached double garage, forecourt, enclosed rear garden and patio area.

The property occupies an enviable cul-de-sac position on this small, established residential development, situated on the west side of Shrewsbury, within easy reach of excellent amenities including popular schools in the state and private sector and the Royal Shrewsbury Hospital. The property is also conveniently placed within walking distance of the town centre via the Quarry Park and Dingle Gardens. The town centre boasts many fashionable bars and restaurants, boutique style shops and the Theatre Severn as well as the Shrewsbury Railway Station. The property is also well placed within easy reach of the Shrewsbury bypass which allows ease of access onto the M54 motorway link to the West Midlands.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

#### CLOAKROOM

WC - low type flush  
Wash hand basin

#### LIVING ROOM

15'9" x 11'8" (4.80m x 3.56m)

A pleasant room with window overlooking the garden and the formal reception area to the front

#### STUDY

13'0" x 9'2" (3.96m x 2.79m)

Window with similar outlooks to the living room

#### FAMILY ROOM

13'10" x 9'2" (4.22m x 2.79m)

Window overlooking the good sized garden to the rear

#### KITCHEN/DINING ROOM

10'6" x 19'1" (3.20m x 5.82m)

Superbly appointed and fitted with a range of matching modern units with integrated appliances

Glazed French doors with side screens opening onto and overlooking the garden

#### UTILITY ROOM

5'3" x 6'8" (1.60m x 2.03m)

From the entrance hall, STAIRCASE rises to a FIRST FLOOR LANDING

#### MASTER BEDROOM

16'5" x 11'8" (5.00m x 3.56m)

Window to the front

#### EN-SUITE SHOWER ROOM

Luxuriously appointed  
Large walk in shower  
Wash hand basin  
WC - low type flush

#### BEDROOM 2

10'3" x 11'8" (3.12m x 3.56m)

Window to the rear

#### EN-SUITE SHOWER ROOM

Large walk in shower  
Wash hand basin  
WC - low type flush

#### BEDROOM 3

14'6" x 9'4" (4.42m x 2.84m)

Window to the front

#### BEDROOM 4

12'4" x 9'0" (3.76m x 2.74m)

Window overlooking the rear garden

#### FAMILY BATHROOM

Panelled bath  
Wash hand basin  
WC - low type flush

## OUTSIDE THE PROPERTY

### LARGE DETACHED DOUBLE GARAGE

Up and over doors

Personal door allowing access to the garden

To the front, the property is approached over a Tarmacadam drive with a spacious forecourt which provides ample parking and turning space for guests' cars and serves the formal reception area, together with the LARGE DOUBLE GARAGE.

To the rear, there is a particularly good sized garden which is enclosed on all sides; the rear boundary is walled and backs onto Barracks Passage which is accessed from The Mount. There is a large and extensive paved patio and terrace and a recently seeded lawn, the whole being neatly kept and well maintained.



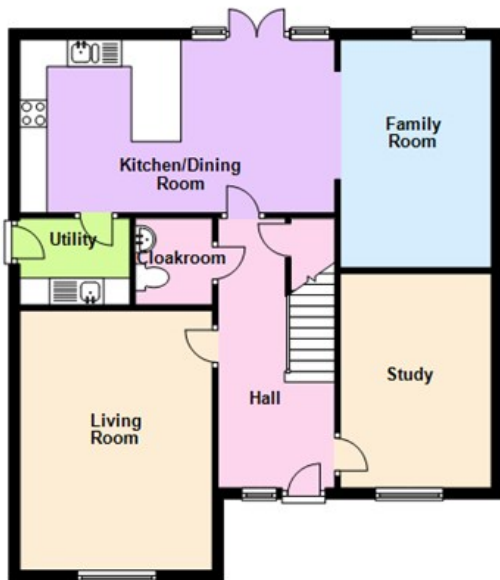




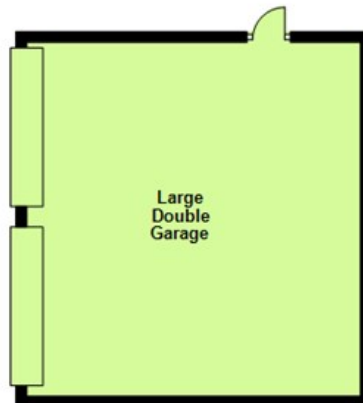
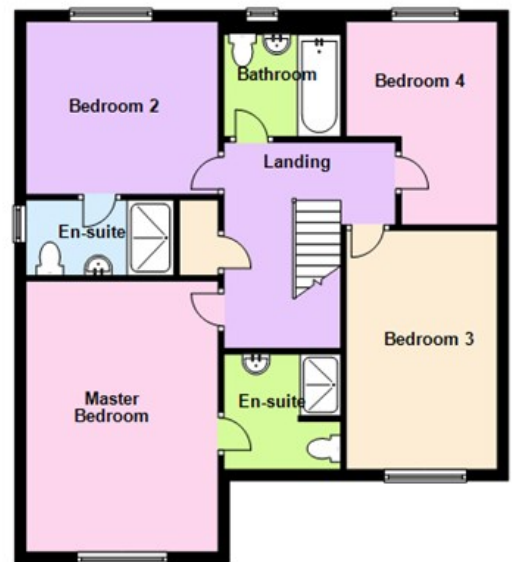


# FLOOR PLANS ...

Ground Floor



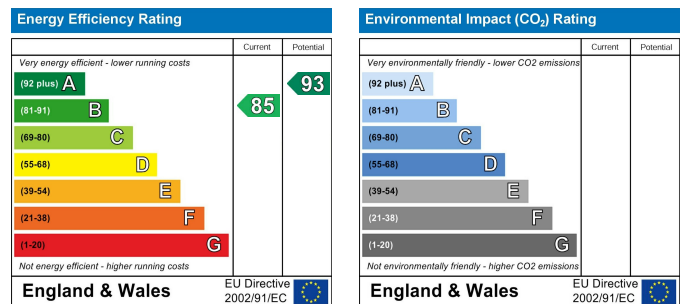
First Floor



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island and take the first exit into Copthorne Road. Continue along Copthorne Road for some distance, turning right into Whitfield Crescent, second left into Eardley Close and right into Stokes Close.

## 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: F

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:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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