



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

111 Oakfield Road, Copthorne, Shrewsbury, SY3 8AN

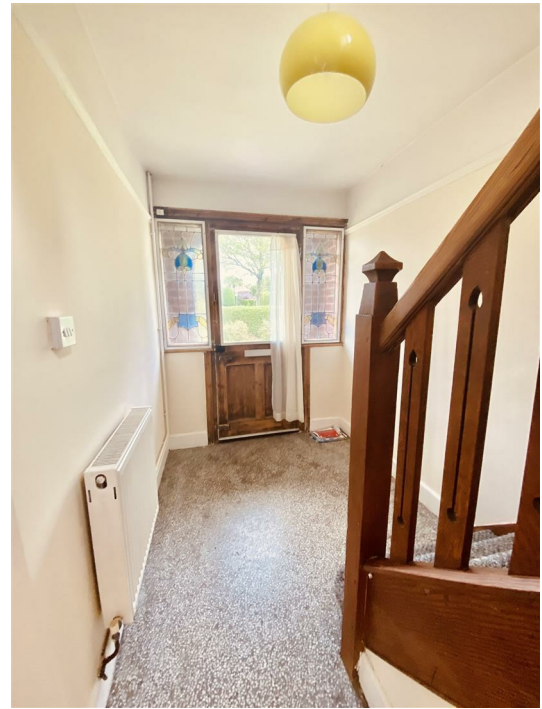
£350,000 Region

To view this property please call us on **01743 236 800** Ref: T7736/SL/KQ

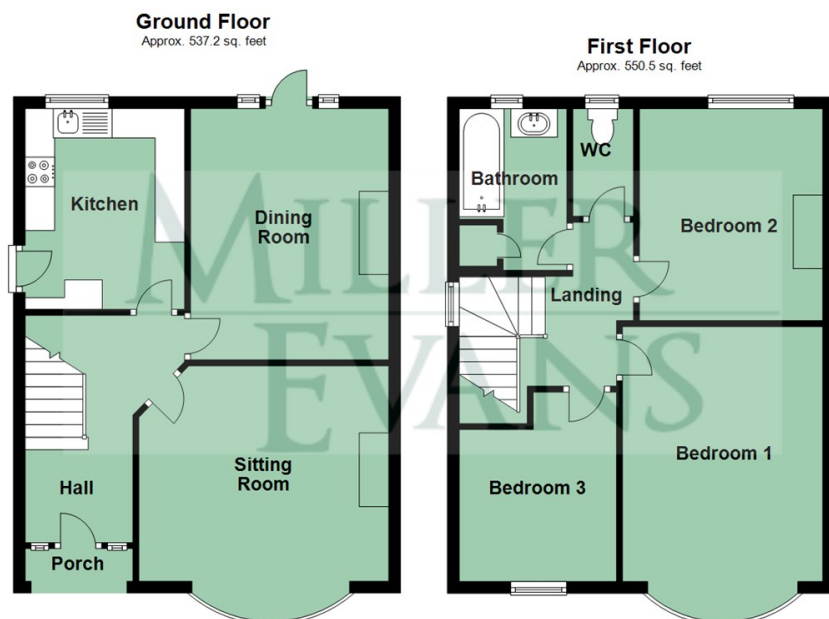
A conveniently placed, mature, three bedroom semi-detached residence.

This three bedroom semi-detached house provides well planned and well proportioned accommodation with rooms of pleasing dimensions and benefits from gas fired heating and double glazing.

The property is situated in a generous corner plot in this popular residential area, well placed within reach of excellent schools, shopping facilities, the Royal Shrewsbury Hospital and on a frequent bus service to the town centre, with its many fashionable bars, restaurants, Theatre Severn, Quarry Park and Dingle Gardens.



FLOOR PLANS



Total area: approx. 1087.7 sq. feet

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

INSIDE THE PROPERTY

ARCHED ENTRANCE PORCH

Panelled and part glazed door with side screens with decorative leaded lights to:

ENTRANCE HALL

SITTING ROOM

12'0" x 13'11" (3.66m x 4.24m)

Fireplace with inset living flame coal effect gas fire
Bow window to the front

DINING ROOM

14'0" x 11'0" (4.27m x 3.36m)

Fireplace recess with wood burning stove
Glazed French door with side screens to the rear garden

KITCHEN

11'2" x 8'11" (3.41m x 2.71m)

Neatly appointed and fitted with a range of matching modern units

From the entrance hall a STAIRCASE with hand rail and balustrade rises to a FIRST FLOOR LANDING

BEDROOM 1

14'2" x 12'0" (4.33m x 3.66m)

Bow window to the front

BEDROOM 2

11'10" x 11'0" (3.60m x 3.35m)

Window overlooking the rear garden

BEDROOM 3

10'7" x 8'9" (3.22m x 2.67m)

Window to the front

BATHROOM

Modern panelled bath with electric shower and shower screen

Vanity unit

Airing cupboard enclosing gas fired boiler, hot water cylinder and slatted shelving

SEPARATE WC

Low type flush

OUTSIDE THE PROPERTY

SECTIONAL GARAGE

The property is divided from the road by an established hedge and approached over a gravelled drive, which provides ample parking space and extends to the reception area. The forecourt is laid to lawn with floral and shrubbery displays.

There is a pleasant REAR GARDEN with paved patio, further gravelled terrace, lawn and established shrubs. The whole garden is enclosed by closely boarded wooden fencing.



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 onto Cophorne Road. Continue to the Mytton Oak Island, taking the second exit onto Mytton Oak Road. Continue for a further distance, eventually turning left into Oakfield Road, where the property will be found on the right hand side.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	84		
	66		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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: C

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.

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The UK's number one property website

Residential Sales & Lettings
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Shrewsbury SY1 1QJ
Tel: 01743 236800

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



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