



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**31, Whitfield Crescent, Copthorne Keep,
Shrewsbury, SY3 8FD**

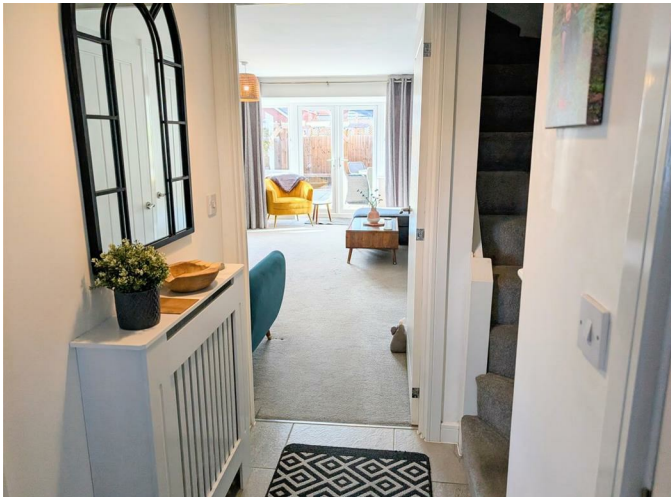
£317,500 Region

To view this property please call us on **01743 236 800** Ref: T7592/SL/WM/lrd

A neatly presented, well maintained and recently constructed three bedroomed semi-detached house.

A neatly presented, well maintained and recently constructed three bedroomed semi-detached house. The property provides well planned and well proportioned accommodation with rooms of pleasing dimensions and presented to an exacting standard throughout, and benefitting from gas fired central heating and double glazing.

The property is situated in an enviable position, on this popular residential development, on the west side of Shrewsbury, well placed and within reach of excellent amenities including popular schools, the town centre, the Royal Shrewsbury Hospital and within reach of the Shrewsbury by pass, allowing easy access of the M54 motorway link.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin and WC

LIVING/DINING ROOM

21'11" x 15'8" (6.69m x 4.78m)

A pleasant room with large walk-in bay with French doors opening onto and overlooking the rear garden

KITCHEN

10'11" x 8'2" (3.34m x 2.48m)

Neatly appointed and fitted with a range of matching, modern units.

From the ENTRANCE HALL, a STAIRCASE rises to a FIRST FLOOR LANDING

BEDROOM 1

14'6" x 12'1" (4.41m x 3.69m)

Built in wardrobes

EN-SUITE

En-suite shower room with walk in shower, hand basin and WC

BEDROOM 2

11'9" x 7'6" (3.58m x 2.28m)

BEDROOM 3

11'9" x 7'9" (3.58m x 2.37m)

BATHROOM

Modern white suite comprising:

Panelled bath with shower screen and shower unit over

Wash hand basin and WC

OUTSIDE THE PROPERTY

To the front, the property is set back and divided from the road by a Tarmacadam forecourt providing parking space for two cars and serving the formal reception area.

To the rear, there is a neatly kept and easily maintained west-facing GARDEN with a randomly paved patio and terrace and gravelled areas, the whole enclosed on all sides by closely boarded wooden fencing.





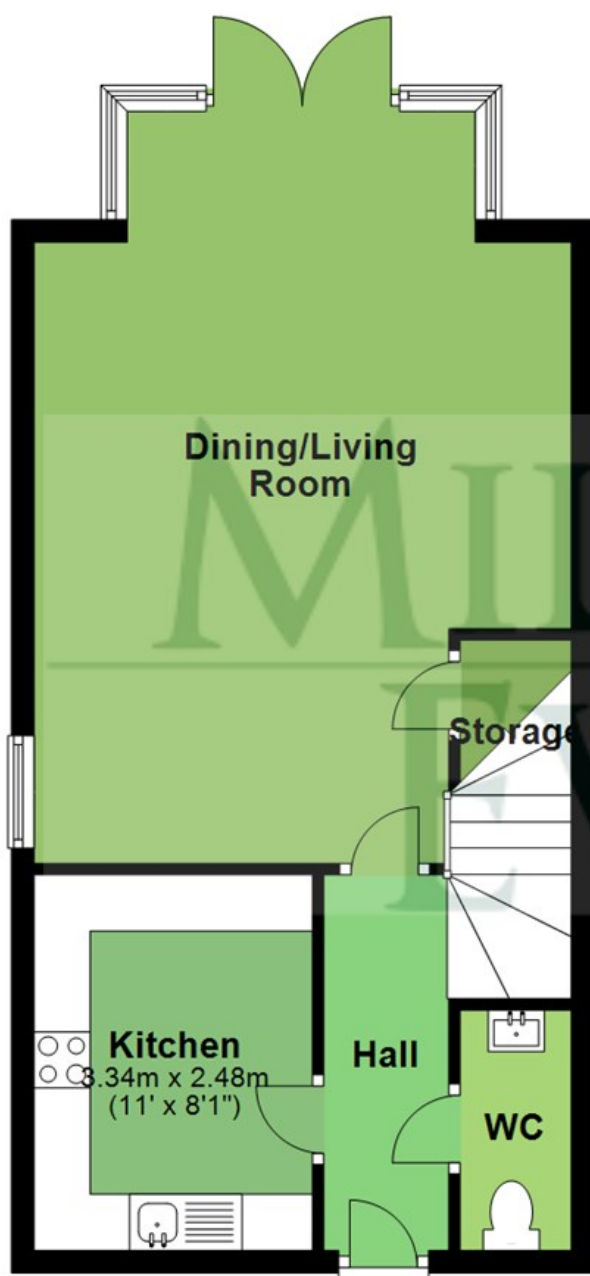




FLOOR PLANS ...

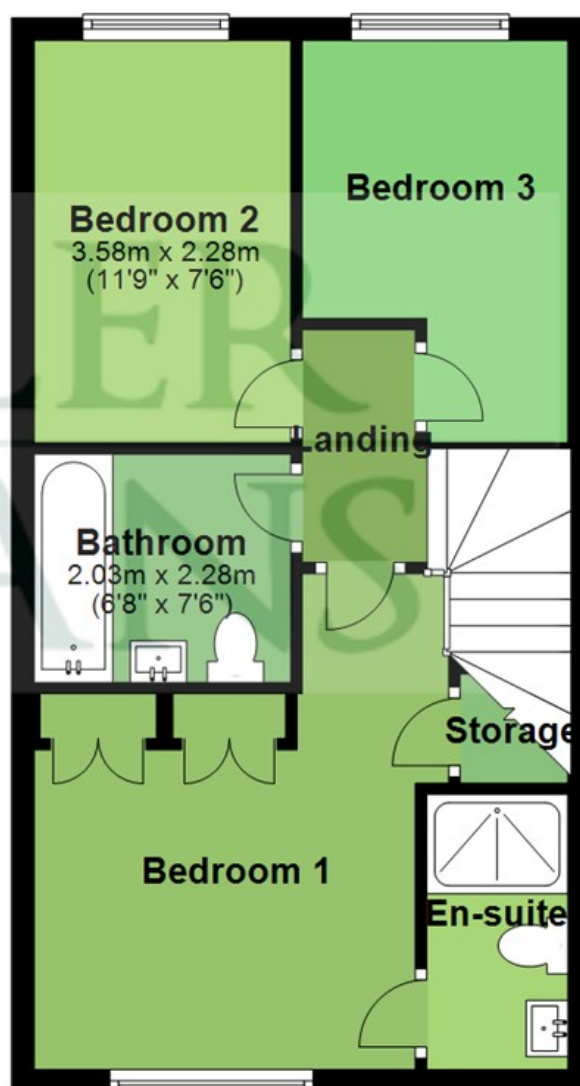
Ground Floor

Approx. 46.5 sq. metres (500.4 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



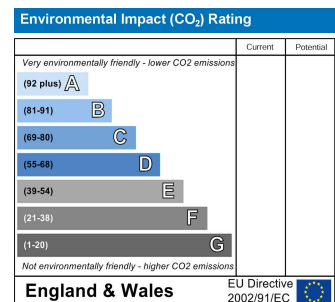
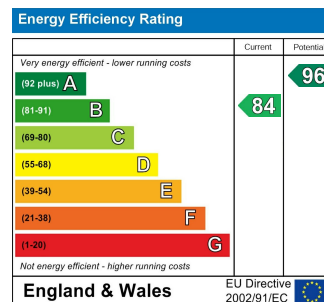
Total area: approx. 90.0 sq. metres (968.5 sq. feet)

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; at the Frankwell island, take the first exit onto Copthorne Road and continue for some distance, eventually turning right into Whitfield Crescent.

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: 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.

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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