



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

12 Tudor Gate, Copthorne, Shrewsbury SY3 8NZ

**£475,000 Guide
Price**

To view this property please call us on **01743 236 800** Ref: T7644/SL/MU

A particularly well appointed and well maintained, detached 4 bedroomed residence occupying an enviable position on this small exclusive and gated residential development, close to the town centre.

The property is presented throughout to an exacting standard to provide well planned and well proportioned, comfortable family accommodation throughout. On the ground floor there is an entrance hall with cloakroom, a pleasant sitting room with a large bay window and fireplace feature, the kitchen/dining room is well appointed with a range of units and an adjoining garden room with window and doors opening onto and overlooking the rear garden. On the first floor guest bedroom 2 with en suite, bedroom 3, bedroom 4 is well equipped and fitted with a range of office furniture and provides an ideal study space and a neatly kept and well appointed family bathroom. On the second floor there is a master bedroom with window enjoying views across the Quarry Park with St Chads and Shrewsbury School in the distance. Luxuriously appointed en suite shower room. The property benefits from full gas-fired central heating and double glazing. Tudor Gate has a management company and service charge which is payable by all houses on the development, this covers maintenance including the gates, parking management, electricity for street lighting etc. No upward chain.

Occupying an enviable position on this small exclusive and gated residential development situated close to the town centre via the Quarry Park and Dingle Gardens. The town centre provides a wealth of boutique style shops, fashionable bars and restaurants, the Theatre Severn and the Shrewsbury Railway Station and is also ideally placed within easy reach of the Shrewsbury by-pass allowing access onto the M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

Panelled and partly glazed entrance door with entrance canopy to :

ENTRANCE HALL

With understairs store cupboard.

CLOAKROOM

With low flush WC
Pedestal hand basin

SITTING ROOM

15'8" x 10'3" (4.78m x 3.12m)

A pleasant room with fireplace feature with surround, mantel, raised hearth and inset Living Flame coal effect gas fire. Deep bay window overlooking the garden and formal reception area to the front.

KITCHEN/DINING ROOM

9'9" x 17'3" (2.96m x 5.26m)

Neatly appointed with a range of matching modern units with granite working surfaces and upstands incorporating a range of appliances
Window overlooking the garden
Tiled floor
Archway to :

GARDEN ROOM

9'2" x 8'7" (2.79m x 2.62m)

With window overlooking the garden and glazed French doors allowing access to the garden.

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

GUEST BEDROOM 2

10'10" x 10'3" (3.30m x 3.12m)

Deep bay window overlooking the garden and forecourt to the front with views across to the Quarry Park and St Chads Church.

EN SUITE SHOWER ROOM

Luxuriously appointed with a large walk in shower with direct mixer shower and glazed pivot door
Pedestal hand basin
WC low type flush

BEDROOM 3

9'9" x 8'7" (2.96m x 2.61m)

Double door built in wardrobe
Window overlooking the rear garden.

BEDROOM 4/STUDY

6'8" x 8'7" (2.03m x 2.62m)

Window overlooking the garden to the rear
Built in working/dressing surface with storage drawers and cabinets under
Additional built in storage cupboards
Range of book/display shelving.

FAMILY BATHROOM

Panelled bath with shower over
Pedestal hand basin
WC low type flush.

From the first floor landing a STAIRCASE with handrail and balustrade rises to a SECOND FLOOR LANDING with Velux window. Built in linen cupboard enclosing hot water cylinder.

MASTER BEDROOM 1

10'10" x 8'0" (3.30m x 2.44m)

Window with similar views to bedroom 2, which extend across the Quarry Park with Shrewsbury School in the distance
Large double door built in wardrobe.

EN SUITE SHOWER ROOM

Luxuriously appointed with a large walk in shower with direct mixer shower and glazed pivot door
Pedestal hand basin
WC low type flush.

OUTSIDE THE PROPERTY

GARAGE

Up and over door.

TO THE FRONT the property is set back and divided from the service road by a neatly kept open plan forecourt with an established privet hedge, shrubbery bed and lawn. A paved pathway serves the formal reception area with a tegular brick paved drive providing parking and serving the garage. Additional guest parking is available a short distance from the property.

To the rear there is a neatly kept and ENCLOSED LANDSCAPED GARDEN with an extensive randomly paved patio and terrace. Crescent shaped pleasure lawn with a further gravelled terraced and surround and a raised floral and shrubbery bed with ornamental brick retaining wall. The whole being well enclosed on all sides with views from the garden towards the town centre, the Quarry Park and Dingle Gardens and a stunning roof top panorama of the town centre.

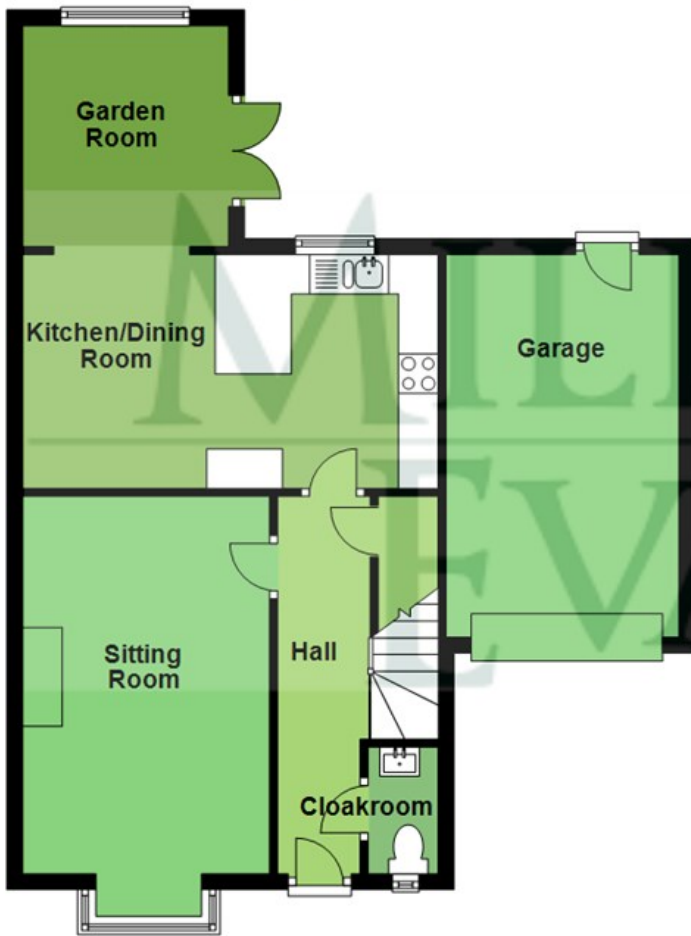




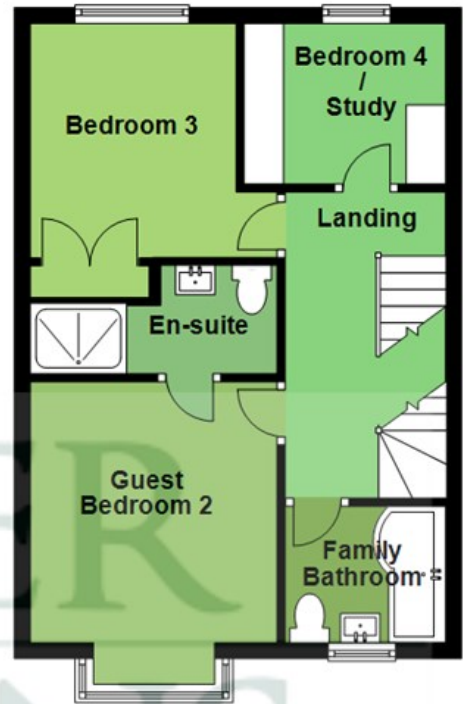


FLOOR PLANS ...

Ground Floor
Approx. 687.2 sq. feet



First Floor
Approx. 443.1 sq. feet



Second Floor
Approx. 292.4 sq. feet



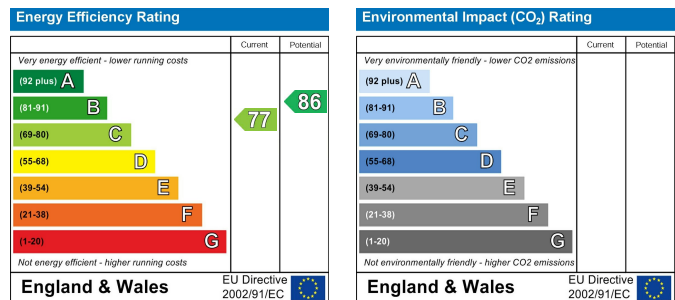
Total area: approx. 1422.7 sq. feet

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 and take the first exit into Cophorne Road and continue up Cophorne Road for a distance where Tudor Gate will be found on the left hand side accessed via the pillared entrance with ornamental electronic double wrought iron gates.

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:



Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

Tel: 01694 724700 | Fax: 01743 248671



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents | Guild of Professional Estate Agents | National Federation of Property Professionals.

Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)