



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

203 Copthorne Road, Shrewsbury, SY3 8LX

£375,000 Region

To view this property please call us on **01743 236 800** Ref: T7916/SL/KQ

A particularly well appointed, well maintained and attractively presented three bedroom semi-detached house situated in a desirable and convenient residential area on the western fringe of Shrewsbury.

This three bedroom semi-detached house is presented to an exacting standard throughout and provides well planned and well proportioned accommodation with rooms of pleasing dimensions. The property benefits from gas fired central heating and double glazing.

The property is situated in a popular and convenient residential area well placed within easy reach of excellent amenities including the nearby town centre via the Quarry Park and Dingle Gardens, popular schools in both the state and public sector, the Royal Shrewsbury Hospital and within easy reach of the Shrewsbury by-pass with M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM

11'9" x 11'10" (3.58m x 3.61m)

Fireplace feature with recessed wood burning stove

Bay window to the front

Archway to:

DINING ROOM

12'0" x 11'10" (3.66m x 3.61m)

Bi-fold doors opening onto and overlooking the rear garden

INNER HALL

Ranges of book/display shelving

KITCHEN

17'6" x 7'4" (5.33m x 2.24m)

Neatly appointed and fitted with a range of matching modern units

Windows and glazed door opening onto and overlooking the garden

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

11'8" x 11'5" (3.56m x 3.47m)

BEDROOM 2

12'1" x 9'11" (3.68m x 3.02m)

BEDROOM 3

8'5" x 7'0" (2.57m x 2.13m)

BATHROOM

Panelled bath with shower

Wash hand basin, wc

OUTSIDE THE PROPERTY

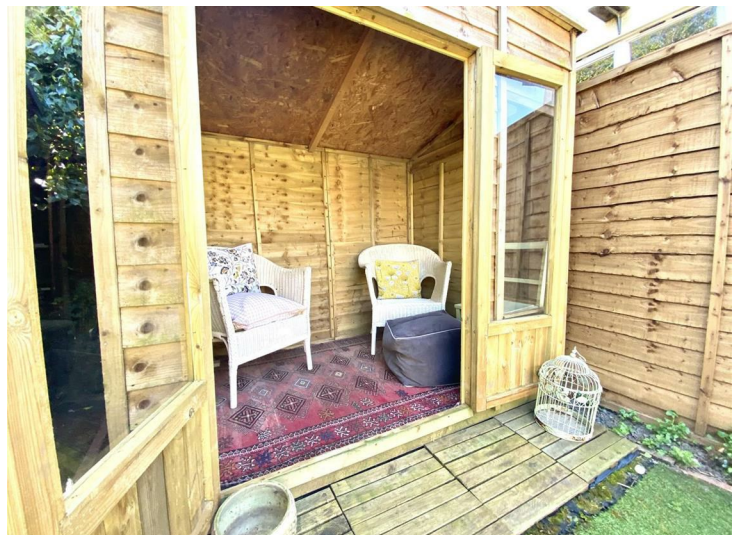
The property is set back and elevated from the road by an attractive forecourt with formal steps serving the formal reception area with an attractive forecourt intersected by a variety of established shrubs.

There is a particularly attractive well stocked south facing REAR GARDEN with an extensive paved patio and terrace, good sized lawn with further paved terrace, a wealth of established shrubs and trees. The whole being well enclosed on all sides by natural hedging and closely boarded wooden fencing. Summerhouse with glazed double doors.

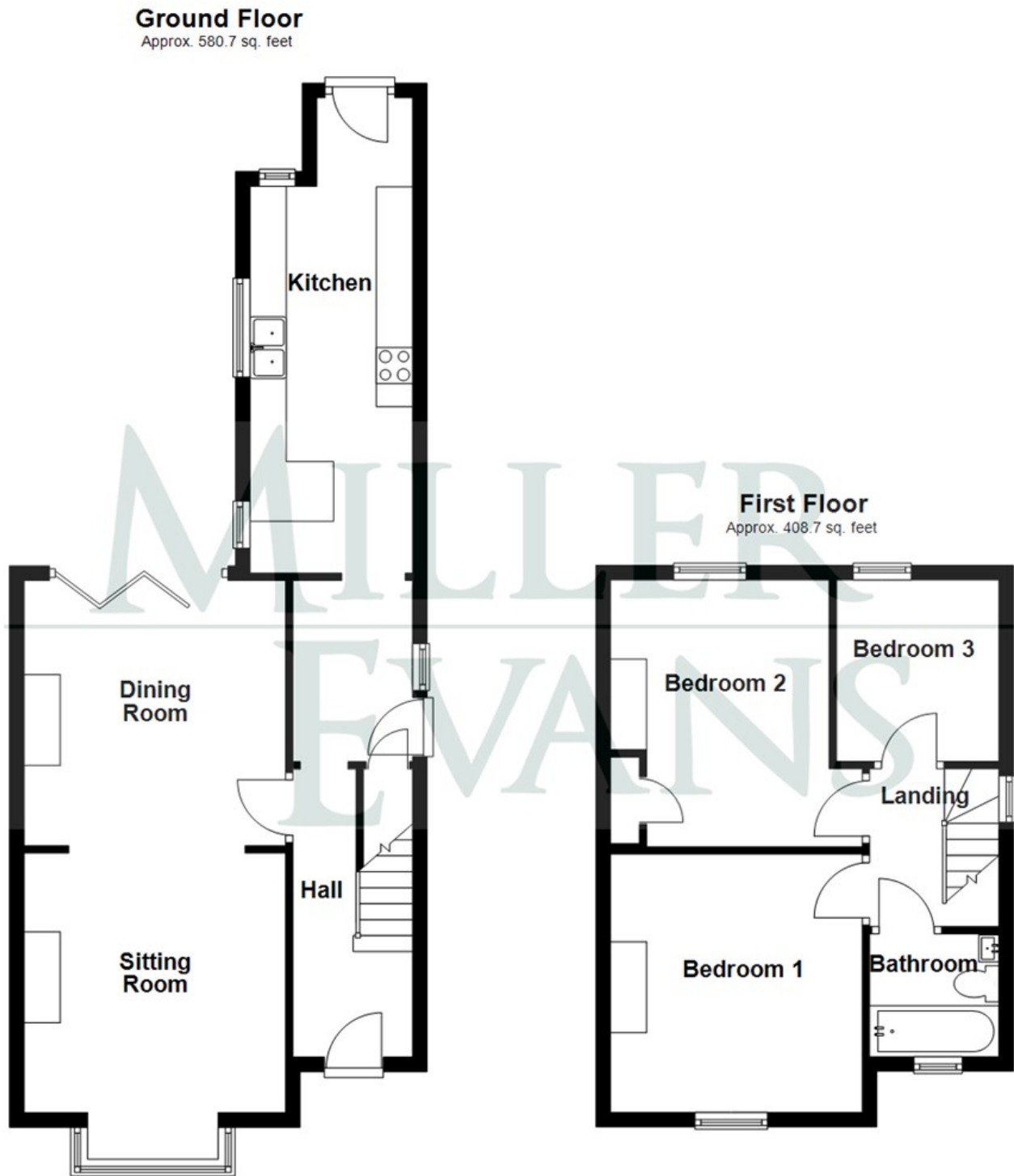








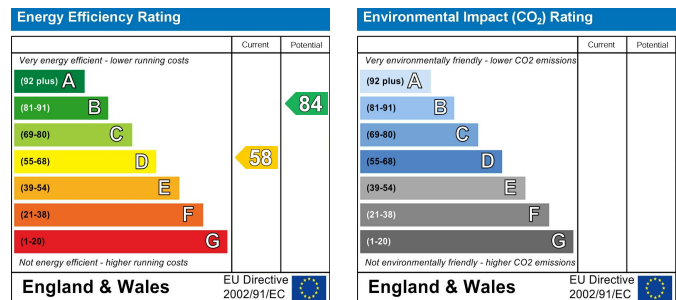
FLOOR PLANS ...



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 Copthorne Road and continue for some distance, where the property will be found set back and elevated from the road 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: 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



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

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones