



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

12 Copthorne Gate, Copthorne Road, Shrewsbury, SY3 8NX

**Offers In The Region
Of £155,000**

To view this property please call us on **01743 236 800** Ref: T7937/WM/lrd

A neatly kept, well appointed and well maintained one bedroom, second floor, leasehold apartment, situated in a convenient location, on the fringe of the town centre.

The property provides well planned and well proportioned accommodation throughout, with rooms of pleasing dimensions and benefits from electric panel heating, and sealed unit double glazing.

The property is situated within reach of the nearby town centre with all the major town centre thoroughfares, fashionable bars and restaurants, Theatre Severn and within easy walking distance of the renowned Quarry park and Dingle Gardens.



FLOOR PLANS



INSIDE THE PROPERTY

From the SECOND FLOOR LANDING, a door to:

ENTRANCE HALL

Built in linen cupboard housing hot water cylinder and slatted shelving

Access to loft storage

OPEN PLAN LIVING / KITCHEN

15'6" x 11'8" (4.72m x 3.56m)

Spacious open plan living space.

KITCHEN neatly appointed and fitted with a range of matching modern units

Two windows enjoying a roof top panorama of the town centre, with the Market Hall clock, St Chads and Shrewsbury School in the distance

BEDROOM

7'3" x 12'9" (2.21m x 3.89m)

Built in wardrobe with mirror fronted sliding doors

Access door to useful eaves storage

Two windows overlooking the courtyard to the rear and the communal garden

BATHROOM

Neatly appointed with a modern white suite, comprising:

Panelled bath with direct mixer shower

Dressing surface with inset hand basin and vanity cupboard under

WC with concealed low type flush

OUTSIDE THE PROPERTY

Communal lawned area and communal parking with allocated parking space



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. Continue for a short distance, and Copthorne Gate will be found on the right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity and drainage are connected. Electric heating.

TENURE

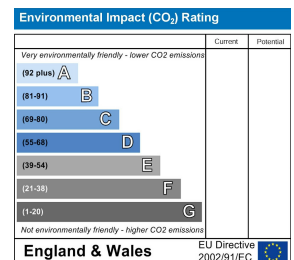
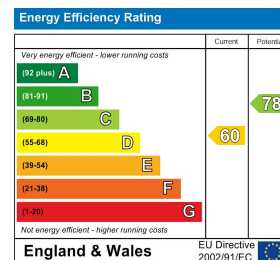
We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: A

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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