



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**70 Copthorne Park, Shrewsbury, SY3 8YG**

**£375,000 Region**

To view this property please call us on **01743 236 800** Ref: T7945/WM/KQ

# An immaculately presented, two bedroom, detached bungalow.

This immaculately presented two bedroom detached bungalow provides well planned and well proportioned accommodation briefly comprising; entrance hall, lounge/dining room, kitchen, utility, two bedrooms and shower room. Garage and ample parking. Neatly kept gardens. The property benefits from Economy 7 heating. Hot air underfloor heating with a night storage unit.

The property occupies a pleasant corner plot and is situated in this popular, sought after and convenient location, well placed within easy reach of excellent schools, the nearby town centre, The Royal Shrewsbury Hospital and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



## FLOOR PLANS

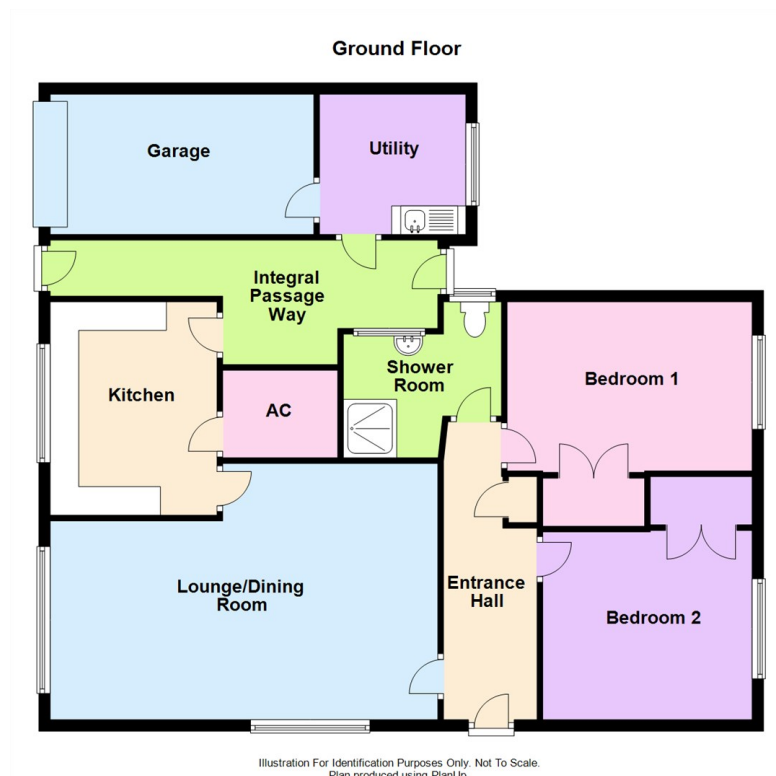


Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## INSIDE THE PROPERTY

### ENTRANCE HALL

Store cupboard

### LOUNGE / DINING ROOM

14'9" x 22'3" (4.49m x 6.79m)

Large windows to the front and side

### KITCHEN

12'3" x 9'7" (3.74m x 2.92m)

Fitted with a range of matching wall and base units

Spacious airing cupboard

Door to:

### INNER HALLWAY

Door to front and rear

### UTILITY

8'1" x 8'5" (2.46m x 2.56m)

Base units

### BEDROOM 1

9'9" x 14'1" (2.96m x 4.29m)

Built in wardrobes

### BEDROOM 2

10'10" x 12'0" (3.29m x 3.67m)

Built in wardrobes

## SHOWER ROOM

Large shower cubicle

Wash hand basin, wc

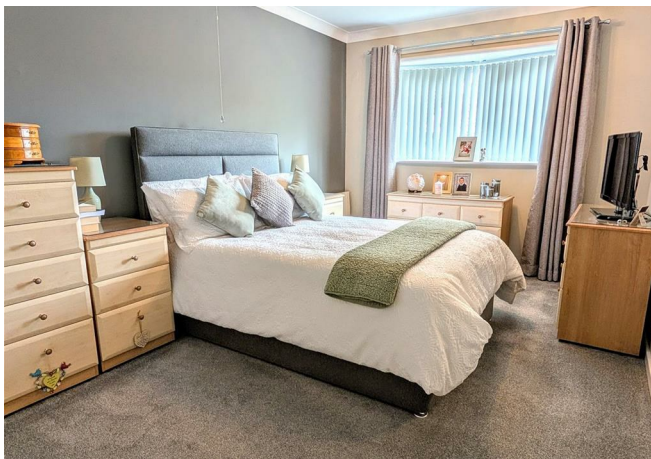
## OUTSIDE THE PROPERTY

### GARAGE

The property is approached over a paved driveway providing ample parking and access to the single garage. Additional gated area to the side of the property providing additional parking.

Large front garden laid to lawn with well stocked and well maintained floral borders with central paved pathway to the entrance.

Enclosed REAR GARDEN laid to paved patio and decked providing ideal entertaining space, with a wide selection of shrub and flower borders.



## 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. Proceed for some distance, eventually turning right onto Cophorne Park. Follow the road and turn right onto Willow Place where the property will be immediately on the right hand side.



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

## SERVICES

We understand that mains water, electricity, drainage 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.

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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