



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

79 Oakfield Road, Copthorne, Shrewsbury SY3 8AL

£400,000 Region

To view this property please call us on **01743 236 800** Ref: T7922/WM/MU

A neatly kept and much improved, 3 bedroomed semi detached family house.

This neatly kept and much improved, 3 bedroomed semi detached family house briefly comprises : hallway, playroom, living room, downstairs wc, kitchen/dining room, 3 bedrooms and bathroom.

Situated in this popular and highly desirable residential area on the western fringe of Shrewsbury within easy reach of local shops, popular schools, the Royal Shrewsbury Hospital and a frequent bus service to the town centre.



INSIDE THE PROPERTY

ENTRANCE HALL

Allowing access to :

PLAY ROOM

9'11" x 10'10" (3.01m x 3.30m)

With bay window to the fore.

LIVING ROOM

12'6" x 10'10" (3.82m x 3.30m)

With French doors onto a private terraced area.

Log burner.

KITCHEN/DINING ROOM

16'4" x 6'7" (4.99m x 2.00m)

Fitted with a range of matching wall and base units

Range cooker and integrated dishwasher and washing machine.

DOWNSTAIRS WC

Wash hand basin

WC low type flush.

A STAIRCASE rises to the FIRST FLOOR LANDING

BEDROOM 1

12'6" x 10'10" (3.82m x 3.30m)

Fitted wardrobes

Window to the rear.

BEDROOM 2

9'11" x 10'10" (3.01m x 3.30m)

Bay window to fore.

BEDROOM 3

6'10" x 5'10" (2.08m x 1.77m)

Bay window to the fore.

FAMILY BATHROOM

Fitted with a white suite comprising panelled bath

Wash hand basin

Low flush WC

Window to the rear.

OUTSIDE THE PROPERTY

TO THE FRONT the property is approached over a double width driveway enclosed by wooden fence and mature hedging.

To the rear of the property is a well presented terraced area, fitted wooden cabana perfect for hosting, a children's play area and a large area predominantly laid to lawn. The garden is south west facing with a wooden shed at the bottom of the garden. The rear garden is private and the wooden decking is constructed over 3 levels.





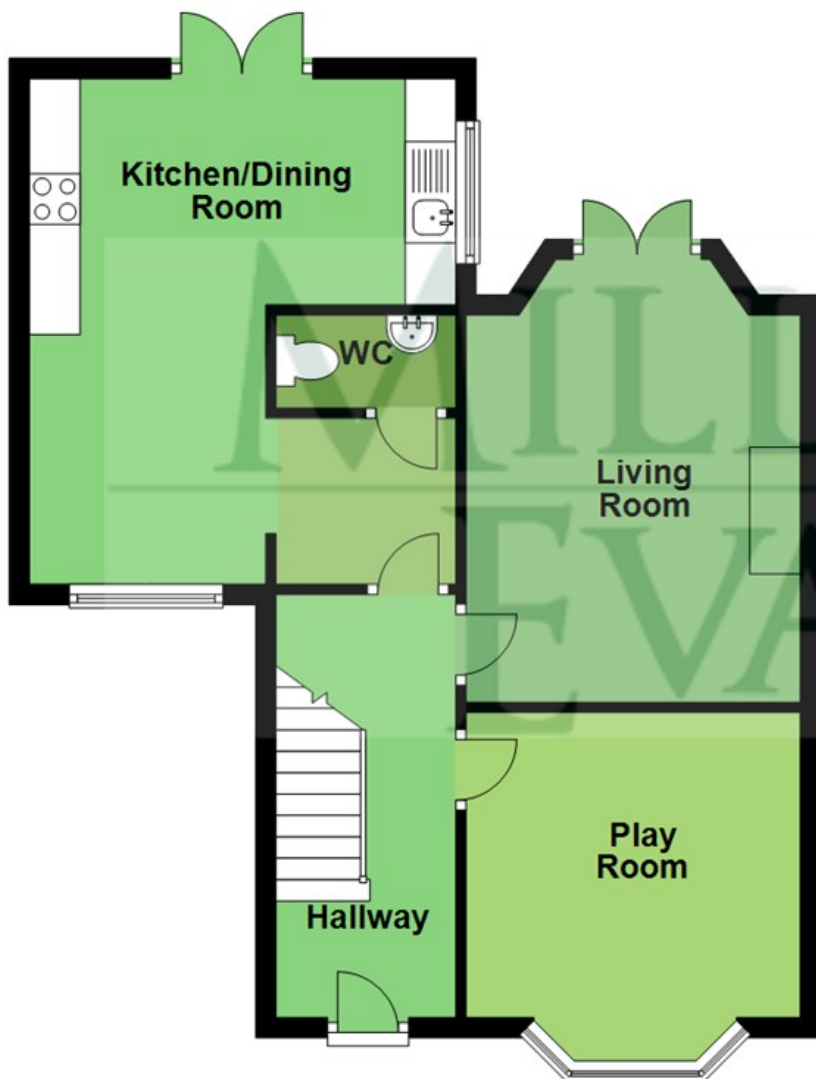




FLOOR PLANS ...

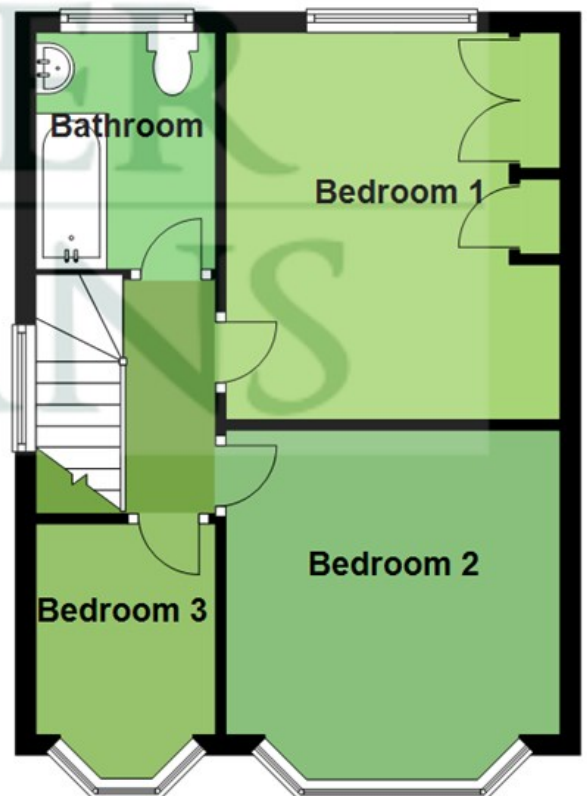
Ground Floor

Approx. 574.9 sq. feet



First Floor

Approx. 390.9 sq. feet



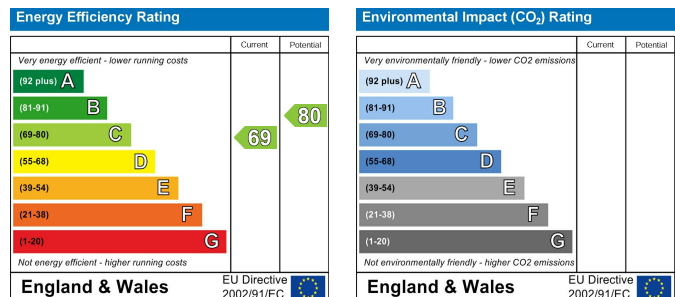
Total area: approx. 965.8 sq. feet

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 taking the first exit into Copthorne Road. Continue to the Mytton Oak traffic island taking the second exit onto Mytton Oak Road. After some distance turn left into Oakfield Road where the property will be found on the right 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



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