



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

74 Copthorne Park, Shrewsbury, SY3 8YG

£325,000 Region

To view this property please call us on **01743 236 800** Ref: T8020/SL/lrd

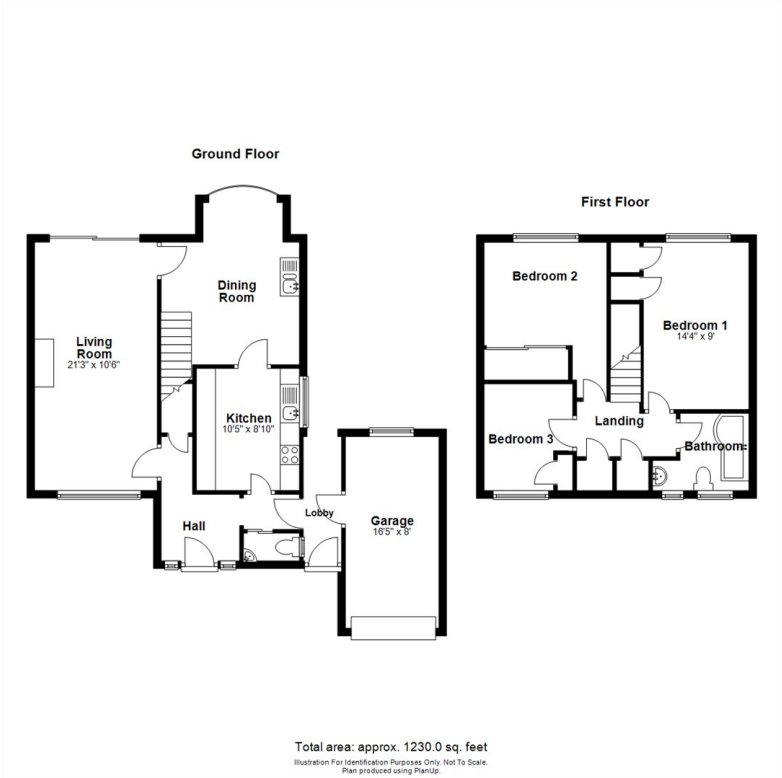
A modern, detached three bedroom family house, situated in a pleasant and convenient and desirable residential area, close to amenities.

The property is neatly kept and has been well maintained and provides comfortable family accommodation throughout with rooms of pleasing dimensions. The property benefits from full gas fired central heating and double glazing and the accommodation briefly comprises: entrance hall, WC living room, dining room, kitchen, side lobby, three bedrooms and bathroom. Garage, driveway and gardens to the front and rear.

The property is situated in this popular, convenient and desirable residential area on the western fringe of Shrewsbury, well placed within reach of excellent schools in both the state and private sector, the Royal Shrewsbury Hospital, close proximity to the town centre and within easy reach of the Shrewsbury bypass allowing access onto the M54 motorway link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

Panelled Regency style entrance door with glazed side screens to:

ENTRANCE HALL

Deep understairs store cupboard

LIVING ROOM

21'3" x 10'6" (6.48m x 3.20m)

A pleasant through room with picture window overlooking the GARDEN to the front

Double glazed sliding patio doors opening onto and overlooking the rear GARDEN

Range of built in display shelving

Natural stone fireplace feature

DINING ROOM

13'11" x 11'10" (4.23m x 3.61m)

Deep walk-in bow window overlooking the GARDEN to the rear

KITCHEN

10'5" x 8'10" (3.18m x 2.69m)

Neatly appointed and fitted with a range of matching modern units

WC

Separate WC low type flush and corner wash hand basin

Panelled door to:

SIDE LOBBY

Door to the GARDEN to the front and door allowing access to the rear GARDEN

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING with two built in storage cupboards and access to the roof space

BEDROOM 1

14'4" x 9'0" (4.36m x 2.75m)

Window overlooking the rear GARDEN

Built in store cupboard and built in wardrobe

BEDROOM 2

11'2" x 10'6" (3.40m x 3.20m)

Window to the rear,

Built in wardrobe with sliding doors

BEDROOM 3

9'2" x 7'7" (2.79m x 2.31m)

Window overlooking the GARDEN to the front

Built in wardrobe

BATHROOM

Shower bath

Wash hand basin and low flush WC

OUTSIDE THE PROPERTY

GARAGE

Up and over door

To the front, the property is set back from the road by a neatly kept forecourt which is laid to lawn with a recently resurfaced Tarmacadam drive and forecourt providing parking, serving the GARAGE and formal reception area.

The GARDEN to the rear is of a good size with a paved patio to the side, the remainder predominantly laid to lawn with inset shrubs and trees, the whole enclosed on all sides by closely boarded wooden fencing.

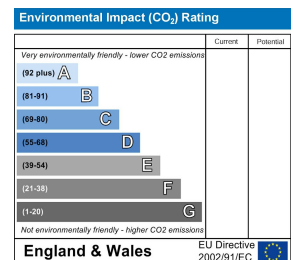
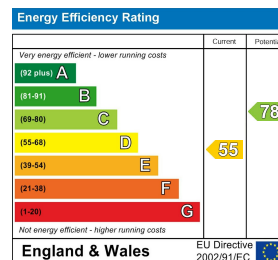


HOW TO FIND THIS PROPERTY

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 some distance along Copthorne Road before eventually turning right into Copthorne Park. Continue along Copthorne Park for some distance 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: D

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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