



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

91 Oakfield Road, Copthorne, Shrewsbury, SY3 8AL £375,000 Region

To view this property please call us on **01743 236 800** Ref: T8047/SL/KQ

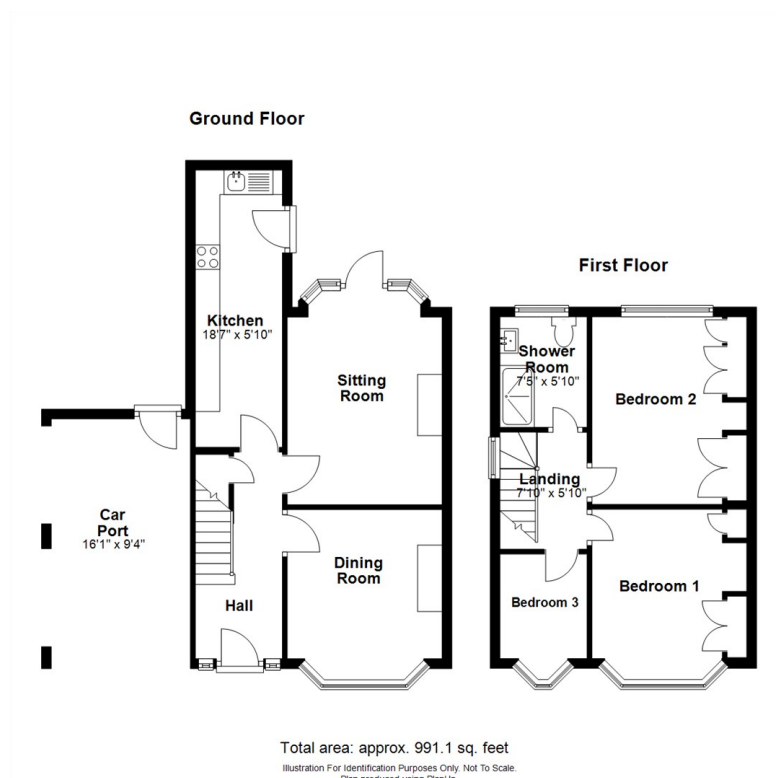
A neatly kept, well appointed and much loved, mature, three bedroom semi-detached family house.

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

The property is well placed in this popular, highly desirable residential area on the western fringe of Shrewsbury, well placed within reach of excellent amenities including popular schools, the Royal Shrewsbury Hospital and on a frequent bus service to the town centre.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

DINING ROOM

10'0" x 10'4" (3.05m x 3.16m)

Bay window to front

SITTING ROOM

14'4" x 10'4" (4.37m x 3.16m)

A pleasant room with attractive fireplace feature

Glazed French door with side screens opening onto the south west facing garden

EXTENDED KITCHEN

18'7" x 5'10" (5.66m x 1.78m)

Neatly appointed and fitted with a range of matching modern units

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

10'0" x 10'4" (3.05m x 3.16m)

BEDROOM 2

12'7" x 10'4" (3.84m x 3.16m)

BEDROOM 3

7'0" x 5'10" (2.13m x 1.78m)

SHOWER ROOM

Neatly appointed with a large walk-in shower

Wash hand basin, wc

OUTSIDE THE PROPERTY

CAR PORT

The property is set back from the road by a generous forecourt which is laid to lawn and neatly kept and approached over a drive, which extends to the car port and also to the front, serving the reception area.

There is a good sized south west facing garden to the rear with an extensive paved patio area and steps down to a lower level which is laid to lawn. The garden is neatly kept and well enclosed on all sides.



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, to the Mytton Oak Island, taking the second exit onto Mytton Oak Road. After a further distance, turn left into Oakfield Road, where the property will be found 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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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