



**66 Larkhill Road, Copthorne, Shrewsbury, SY3 8XJ**

3 bedroom detached house — £375,000 Freehold

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Coopergreenpooks.co.uk

£375,000 Freehold — 3 bedroom detached house

sales@cgpooks.co.uk

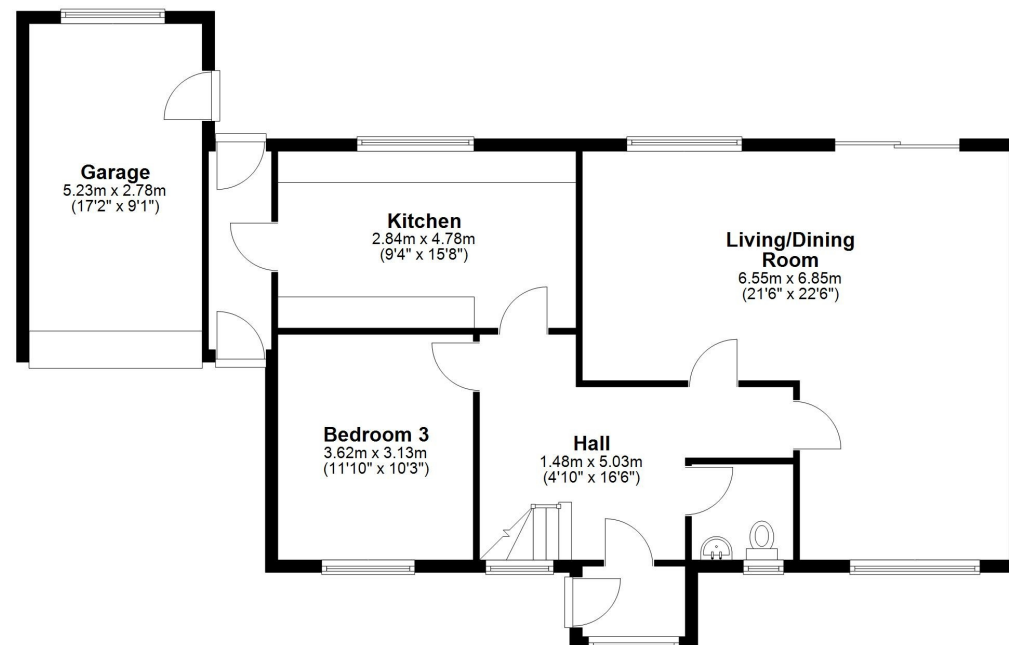
**This well proportioned detached property is tucked away in a secluded end of cul de sac position with a private south west facing garden, whilst offering versatile accommodation, suitable for both families or retirees.**

## KEY FEATURES

- Entrance porch to a spacious hall with window to front and cloakroom
- Good sized open plan living and dining rooms with original woodblock flooring, along with windows to both front and rear, as well as sliding patio doors to the garden.
- Separate fitted kitchen overlooking rear garden and with door to a side lobby which provides access to both the front and rear.
- There is a double bedroom on the ground floor and two further double bedrooms on the first floor, along with a shower room and walk in linen store.
- uPVC double glazed windows and gas fired central heating.
- Extensive driveway and parking area which leads to a carport and single garage.
- Established front and rear gardens with various mature trees and shrubs as well as paved and decked terraces. In addition, there is a vegetable plot and greenhouse.
- Great location in a quiet yet convenient residential area, close to Mytton Oak Road shopping complex, good schools and Royal Shrewsbury hospital. The town centre is also just over a mile away, as is the bypass.
- No onward chain.

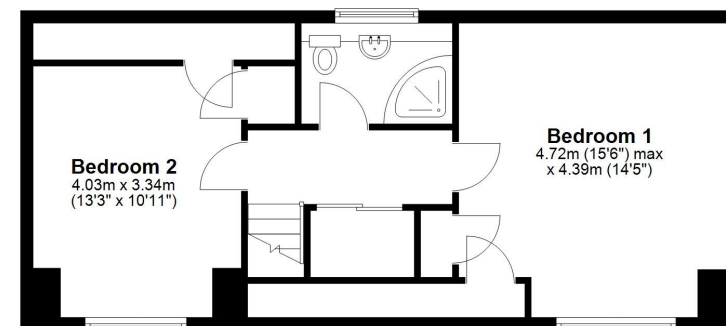
## Ground Floor

Approx. 97.5 sq. metres (1049.5 sq. feet)



## First Floor

Approx. 52.9 sq. metres (569.3 sq. feet)



Total area: approx. 150.4 sq. metres (1618.8 sq. feet)







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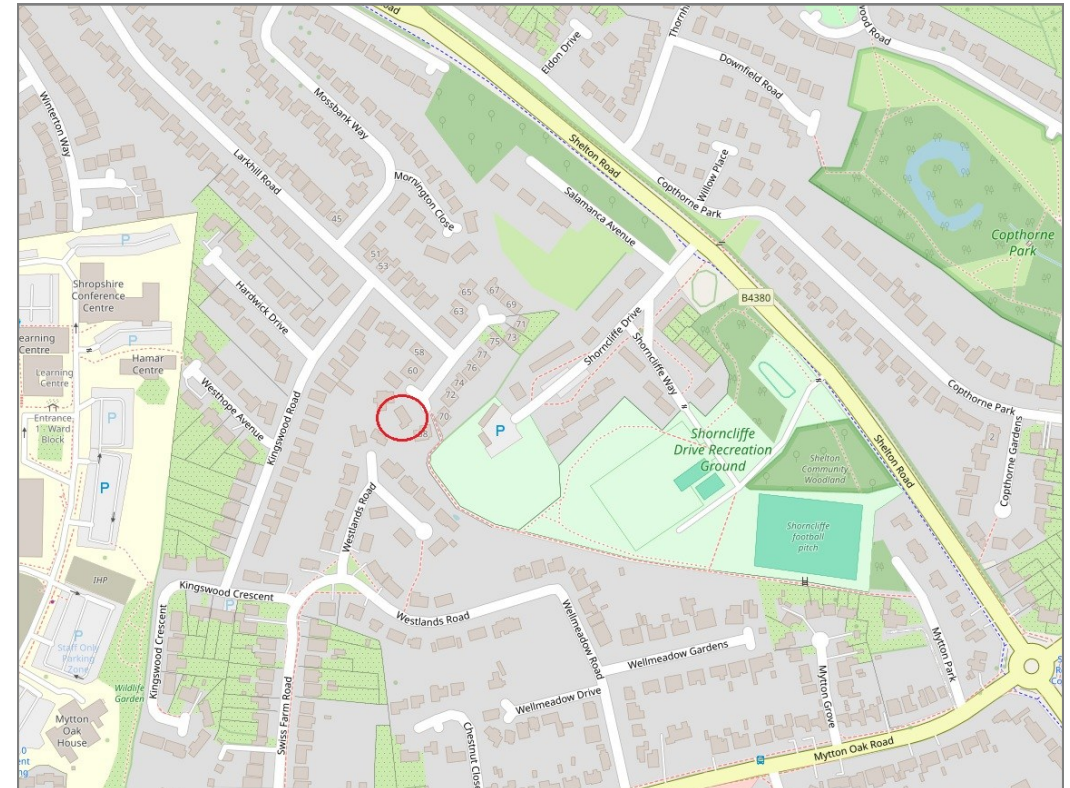
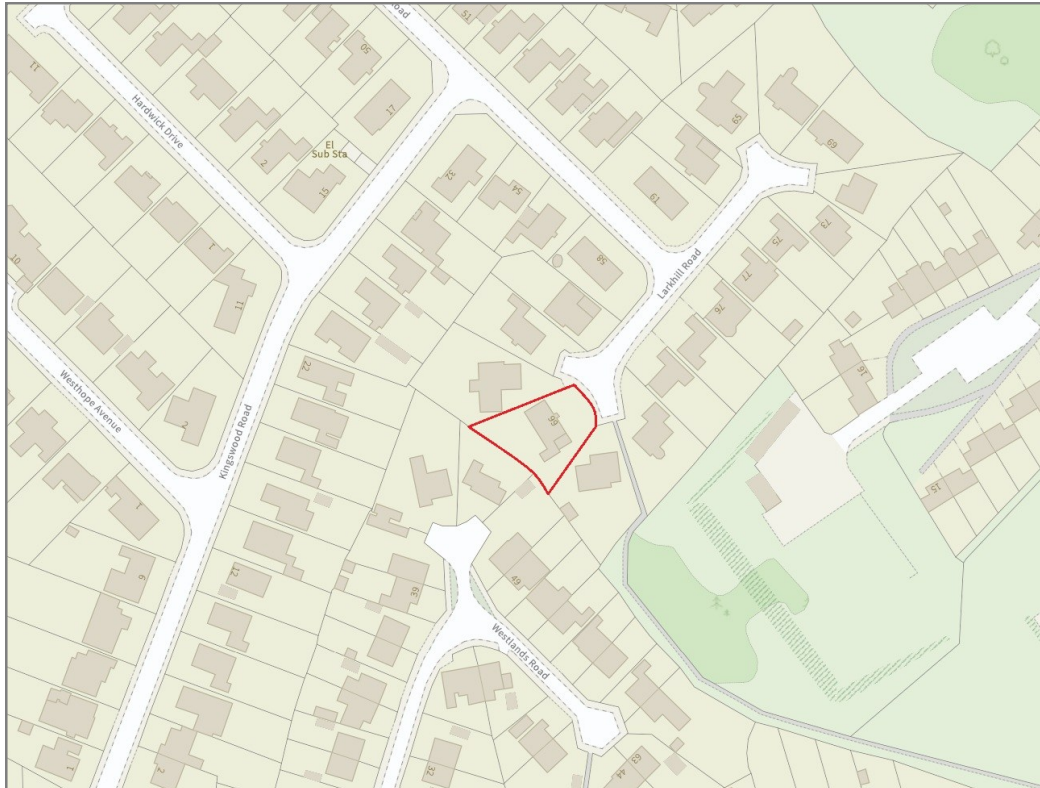
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>TBC</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



Your home may be repossessed if you do not keep up repayments on your mortgage.

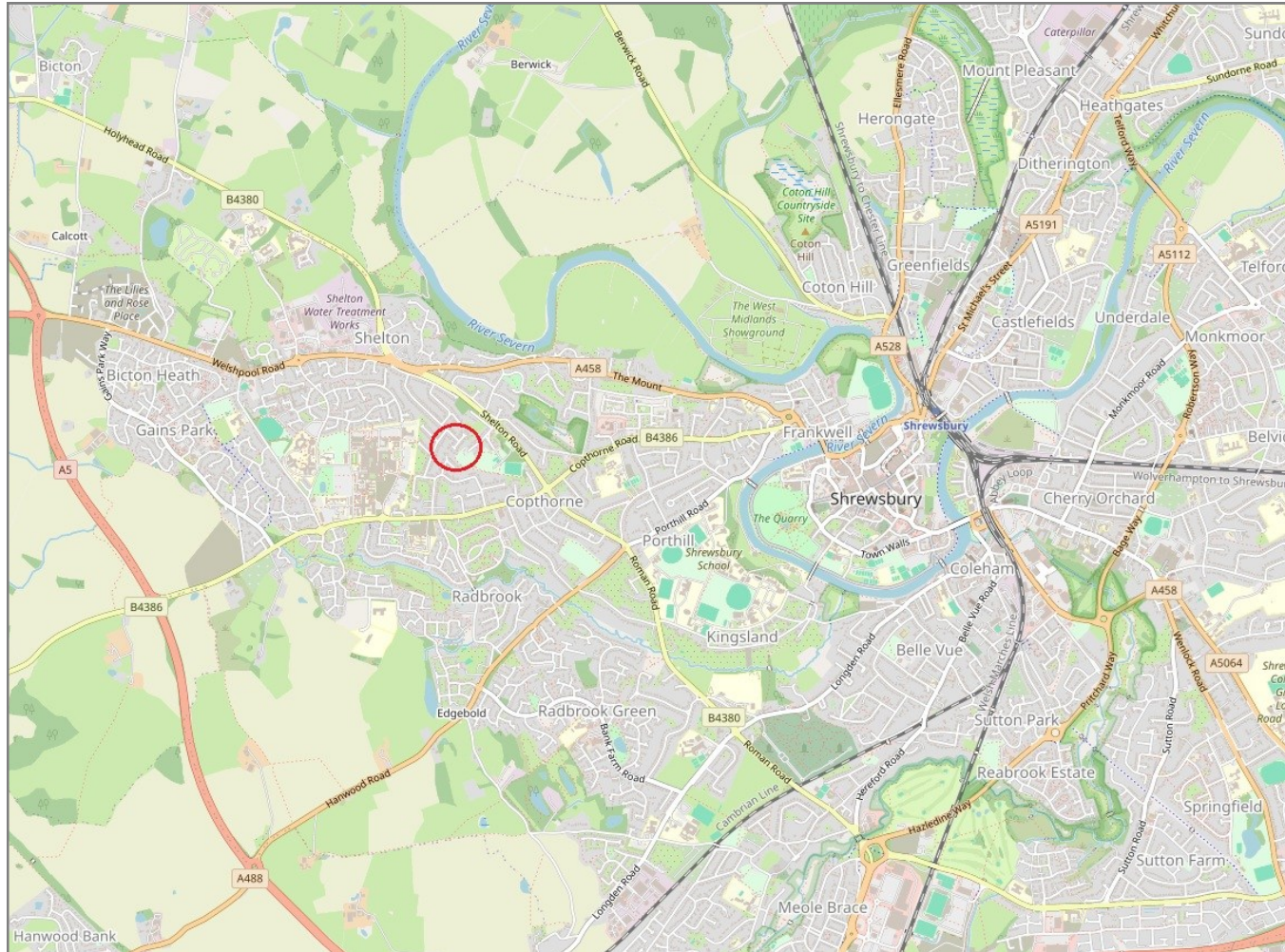
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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