

18 Shorncliffe Drive, Copthorne, Shrewsbury, Shropshire,
SY3 8TF

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £260,000

Viewing: strictly by appointment through the agent

Occupying a generous sized plot, this is an improved, spacious and well presented 2/ 3 bedroom end-of-terrace house. The property is situated within this popular and desirable residential location within close proximity to local schooling, good amenities and the medieval town Centre of Shrewsbury. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises: Entrance hallway, lounge, re-fitted kitchen / diner, first floor landing, two / three bedrooms, bathroom, front and large rear enclosed gardens, residents communal parking, gas fired central heating, upvc double glazing and viewing is highly recommended.

The accommodation in great detail comprises:

Canopy over upvc double glazed entrance door gives access to:

Entrance hallway

Having wood effect flooring, radiator and wall mounted heated control panel. Door from entrance hallway gives access to:

Lounge

16'4 x 10'7

Having upvc double glazed windows to front and rear of property, wood effect flooring, coving to ceiling and two radiators. Door from lounge gives access to:

Re-fitted kitchen / diner

16'2 x 9'5 excluding recess

Having replaced eye level and base units with built-in cupboards and drawers, integrated fridge / freezer, upvc double glazed windows to front and rear of property with upvc double glazed doors giving access to front and rear, fitted wooden worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, shelved pantry style store cupboard, under stairs storage cupboard, radiator and tiled floor.

From entrance hallway stairs rise to:

First floor landing

Having loft access and upvc double glazed window to rear.

Doors from first floor landing give access to two / three bedrooms and bathroom.

Bedroom one

10'3 x 9'8 excluding recess

Having upvc double glazed window to front, radiator, over stairs built-in wardrobe and shelved storage cupboard.

Leading to a WALK-THROUGH doorway to a further room / bedroom / office.

Bedroom two

10'7 max into recess reducing down to 8'6 minimum

Having upvc double glazed window to rear, radiator and wood effect flooring.

Door to:

Bedroom three

9'0 x 8'2

Having upvc double glazed window to front, built-in double wardrobe, wood effect flooring and radiator.

Bathroom

Having a three piece white suite comprising: Panel bath with mixer shower over, glazed folding shower screen to side, low flush wc, pedestal wash hand basin, tiled floor part tiled to walls, upvc double glazed window to rear and heated chrome style towel rail.

Outside

To the front of the property brick paved pathway gives access to front door with lawned gardens to either side. Gated side access then leads to:

Large rear gardens

Comprising paved patio, low maintenance stoned section, large lawned garden, mature shrubs, plants, bushes, generous sized timber garden shed and the rear gardens are enclosed by fencing. Parking for the property is plentiful via residents communal parking to the front of the property.

AGENTS NOTE

There is a management charge for the upkeep of the development which is currently approximately £38.00 PCM. 25 Years ago £17 estimate. We are in control of the management company. Access to Statement what it includes.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

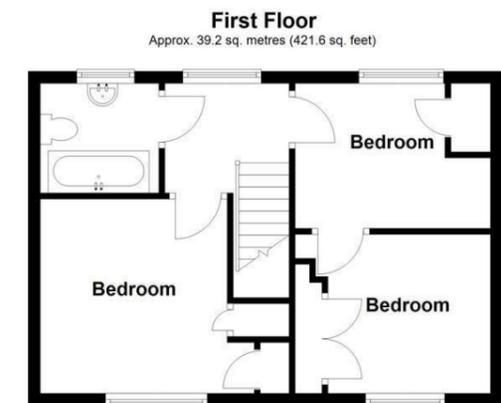
Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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	

FLOORPLANS



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.