



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**12 Copthorne Gardens, Copthorne, Shrewsbury
SY3 8TQ**

**Offers In The Region
Of £375,000**

To view this property please call us on **01743 236 800** Ref: T7255/SL/KQ

A neatly kept, well appointed and improved, 3 bedroomed, semi-detached family house.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and is neatly presented benefiting from gas-fired central heating and double glazing. The property has multiple possibilities for future building extensions, subject to the necessary planning permission

Situated in a pleasant and quiet cul-de-sac in this popular residential area, well placed within easy walking distance of excellent amenities including local shops, local parks, popular schools, the Royal Shrewsbury Hospital. Also walking distance to the town centre and close to the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE PORCH

SPACIOUS ENTRANCE HALL

LIVING ROOM

13'0" x 11'5" (3.96m x 3.48m)

A pleasant room with window overlooking the garden and the forecourt to the front.

Fireplace with inset Clearview log burning stove.

Opening to:

DINING ROOM AREA

12'0" x 11'5" (3.66m x 3.48m)

Double glazed doors to rear garden

KITCHEN

8'11" x 8'0" (2.73m x 2.44m)

Neatly appointed and fitted with a range of matching modern units with integrated appliances.

Walk in larder cupboard.

REAR LOBBY

With storage cupboard and door allowing access to the car-port.

From the entrance hall a STAIRCASE rises to the FIRST FLOOR LANDING

BEDROOM 1

13'0" x 11'5" (3.96m x 3.48m)

Fitted with a range of built in wardrobes.

Window to the front.

BEDROOM 2

12'0" x 10'10" (3.66m x 3.30m)

Window overlooking the rear garden.

BEDROOM 3

8'8" x 8'0" (2.64m x 2.44m)

Window with similar views to bedroom 2.

BATHROOM

Neatly appointed with a modern panelled bath

Walk in shower cubicle

Hand basin

SEPARATE WC

Low type flush.

OUTSIDE THE PROPERTY

GOOD SIZED CAR PORT

Two double doors, door to:

GARAGE

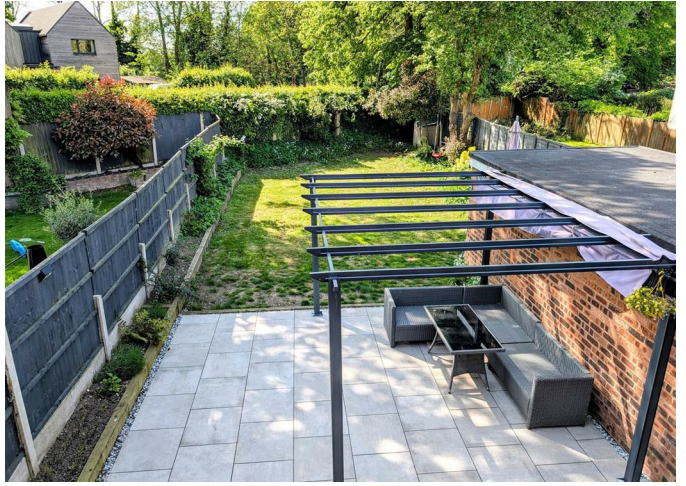
With double doors, concrete floor, electric light and power supply.

TO THE FRONT the property is set back from the road by a generous forecourt and approached over a newly landscaped paved drive, providing ample PARKING FOR FOUR CARS, leading to the car port and the formal reception area. The neatly kept forecourt is laid to lawn with shrubbery and rose displays, the whole neatly kept.

To the rear there is a particularly LARGE GARDEN with a paved patio area, lawn, established shrubs and trees and enjoys a sunny westerly aspect.

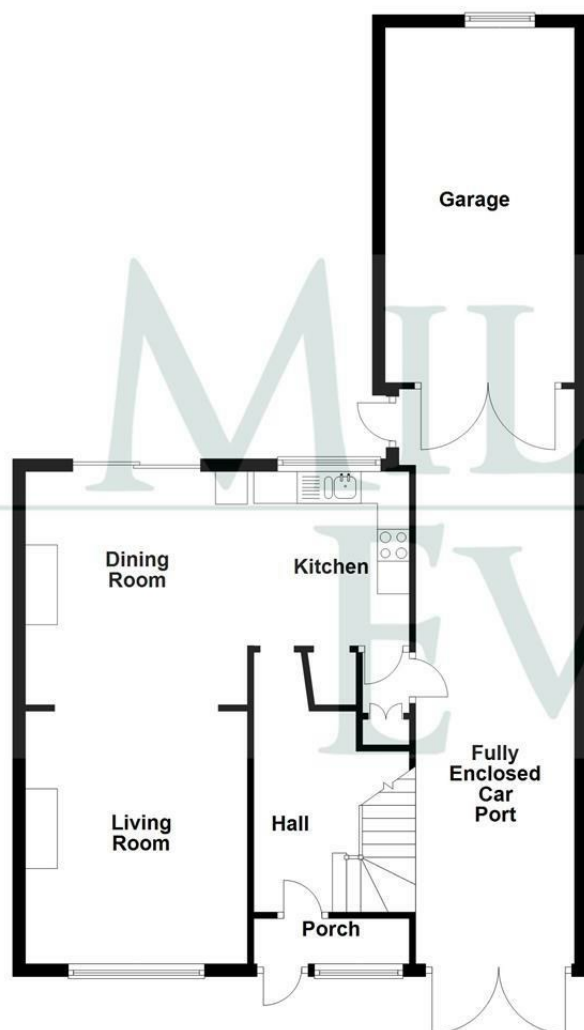




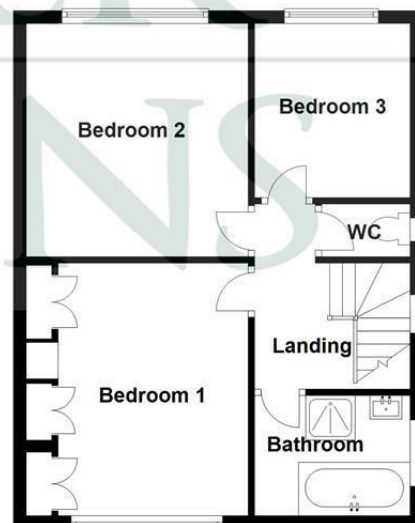


FLOOR PLANS ...

Ground Floor
Approx. 937.4 sq. feet



First Floor
Approx. 492.7 sq. feet

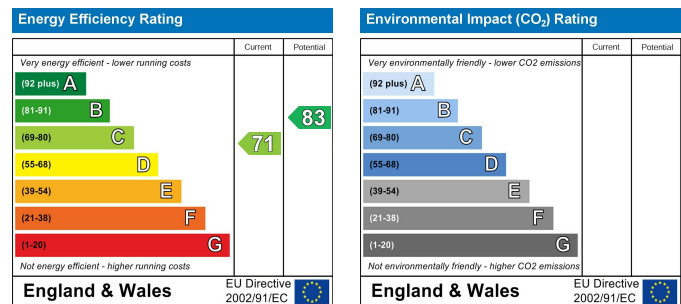


Total area: approx. 1430.1 sq. feet

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 for some distance along Copthorne Road turning right into Copthorne Park, continue for a further distance turning left into Copthorne Gardens where the property will be found towards the end of the cul-de-sac 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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