73 Copthorne Drive, Shrewsbury, SY3 8RX

Shrewsbury & Country House Sales

MILLER EVANS

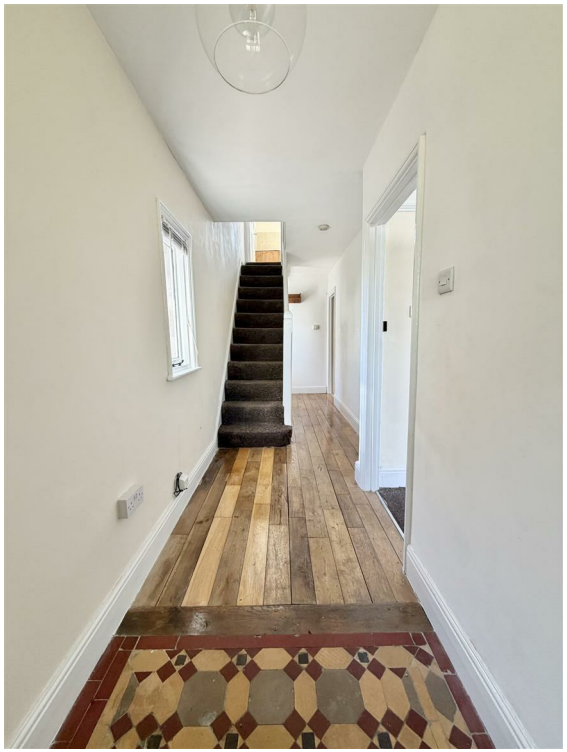
73 Copthorne Drive, Shrewsbury, SY3 8RX

£350,000 Freehold

- Well appointed semi-detached period property
- Three bedrooms and bathroom
- Living room with bay window to the front
- Fitted kitchen, utility and cloakroom
- Open-plan family room / dining room with bi-folding doors to the rear garden
- Enclosed rear garden
- Driveway providing ample parking
- Popular location within walking distance of the nearby town centre
- No upward chain

A charming three-bedroom period home offering spacious and versatile accommodation, combining traditional character with practical modern living. The property retains a wealth of period appeal, including attractive stonework, bay windows and original cast iron fireplaces. The accommodation briefly comprises; entrance hall, living room with bay window, fitted kitchen, utility and cloakroom and a superb open-plan family/dining room with bi-folding doors to the rear garden. There are three bedrooms and a bathroom to the first floor. The property has potential for expansion into the loft space (Subject to any necessary planning consents)

The property is well placed in this popular residential area, close to excellent amenities including popular schools in both the state and private sector, the town centre via the Quarry Park and Dingle Gardens, the Royal Shrewsbury Hospital. The property is also well placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



ENTRANCE HALL
22'4" x 4'5"

LIVING ROOM
9'9" x 13'9"

KITCHEN
12'3" x 12'9"
Fitted with a range of matching modern units
Central island unit with inset sink

OPEN PLAN FAMILY ROOM / DINING ROOM
17'3" x 9'11"
Bi-folding doors to the garden

UTILITY
5'5" x 8'3"

CLOAKROOM
2'11" x 8'3"
Wash hand basin, wc

Staircase rising from entrance hall to first floor landing.

BEDROOM 1
10'2" x 12'4"

BEDROOM 2
11'0" x 12'9"

BEDROOM 3
10'2" x 5'10"

BATHROOM
8'6" x 7'0"
Panelled bath
Corner shower cubicle
Wash hand basin, wc

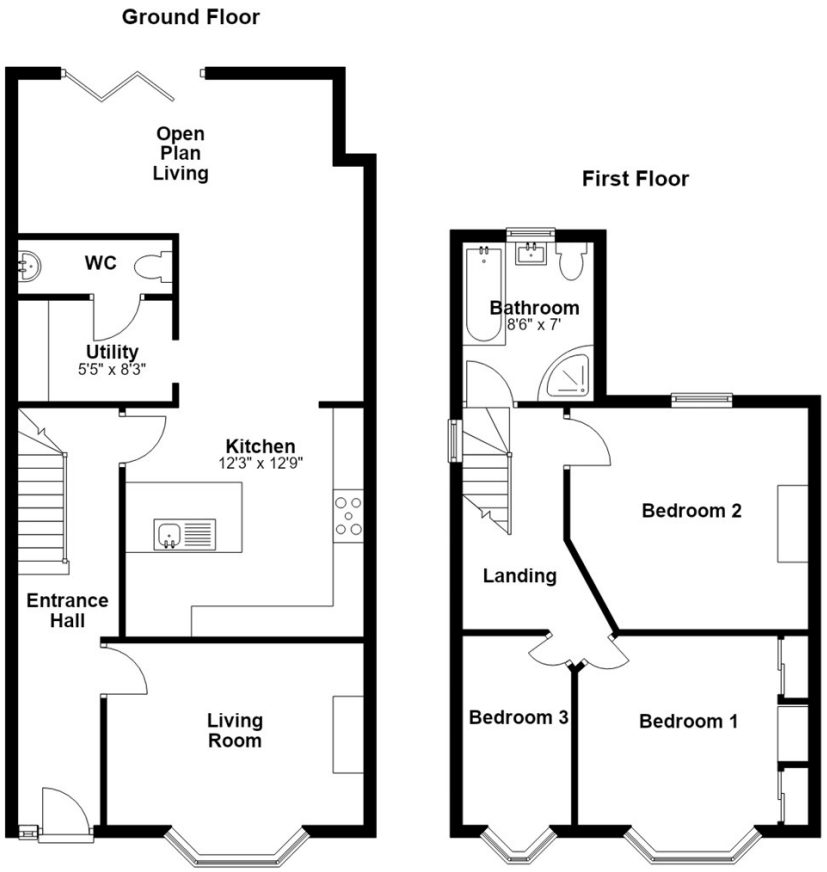
GARDENS AND GROUNDS

To the front, the property benefits from a paved approach and established hedging, while the side provides additional access and outdoor space.

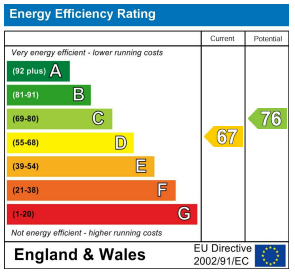
To the rear is an enclosed, private garden featuring a substantial paved patio immediately adjoining the house, providing an excellent area for outdoor dining and entertaining. Beyond the patio is a lawned section enclosed by established hedging, mature planting and fencing, creating a pleasant and relatively secluded outdoor space.

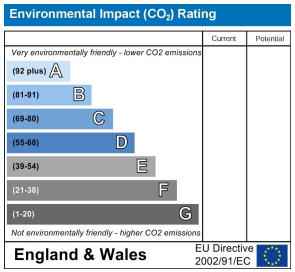
HOW TO GET THERE

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, turning left into Copthorne Drive. At the T Junction, turn right, continue for a further distance, where the property will be found.



Total area: approx. 1211.2 sq. feet





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. Images my have been enhanced.
This property may be subject to additional management charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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