



11 Westlands Road, Copthorne, Shrewsbury, SY3 8UR

3 bedroom semi-detached house — £485,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

Occupying a lovely plot within a very popular residential area, this beautifully presented semi-detached house has been recently renovated to provide well-designed accommodation, finished to a high standard throughout, while benefitting from extensive driveway parking, a private south facing garden and single garage.

KEY FEATURES

- Covered entrance opening to a good-sized hallway with impressively restored solid wood parquet flooring which continues through to both reception rooms
- The living room has a feature fireplace and wood burning stove, and is open plan to the separate dining room which has glazed doors onto the garden
- Restored original wood parquet flooring throughout hallway, living room and dining room
- Fantastic open plan kitchen/breakfast/family room with useful under stairs storage, windows to two elevations, glazed roof light and double doors to the rear. The breakfast area has been really well-designed, with a fitted bench seat and decorative panelling
- A range of fitted units to the kitchen, complete with integrated appliances, quartz work surfaces, island unit, and range-style cooker
- There is also a practical separate utility which provides access to both the cloakroom/WC and garage
- On the first floor are three generous bedrooms, a family bathroom with shower, and spacious landing with two very useful built-in cupboards
- uPVC double glazed windows and gas fired central heating throughout
- Private south facing rear garden, laid to lawn with paved sun terraces, planted borders, timber summerhouse, and gated access to side
- To the front of the property is a driveway providing ample parking for multiple vehicles, and access to the single garage which has an electric roller shutter door
- A very quiet and convenient location, within a very popular area of the town, just a short distance from the Mytton Oak Road shopping complex, the Royal Shrewsbury hospital, a choice of excellent primary and secondary schools, as well as the town centre

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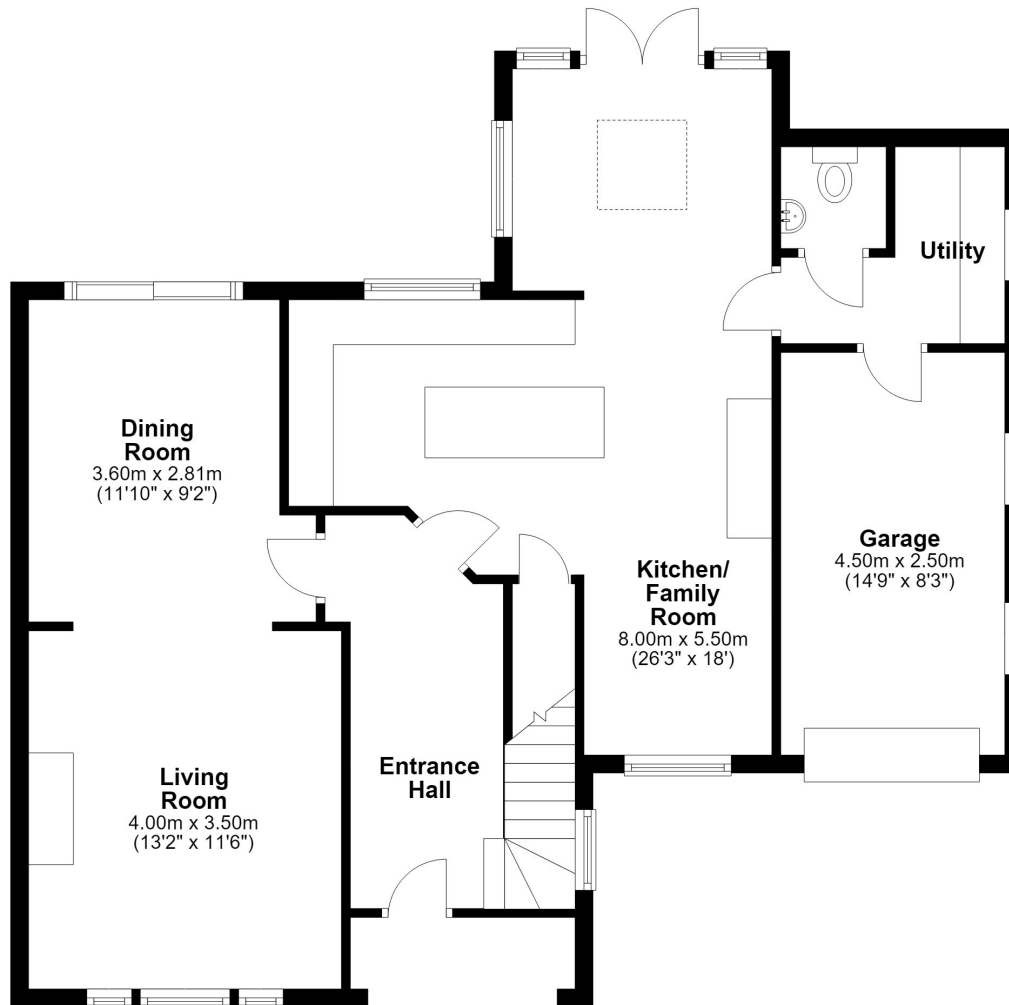
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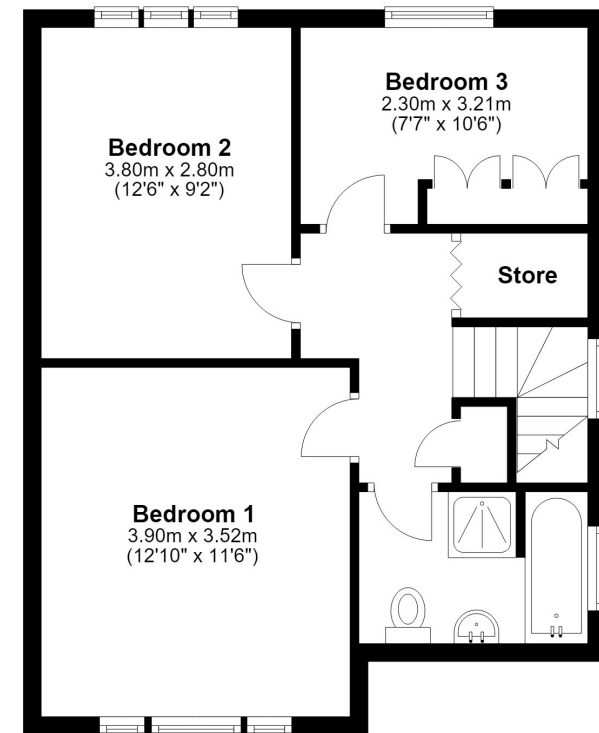
Ground Floor

Approx. 83.4 sq. metres (897.6 sq. feet)



First Floor

Approx. 44.9 sq. metres (482.8 sq. feet)



Total area: approx. 128.2 sq. metres (1380.4 sq. feet)











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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	Band D
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

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

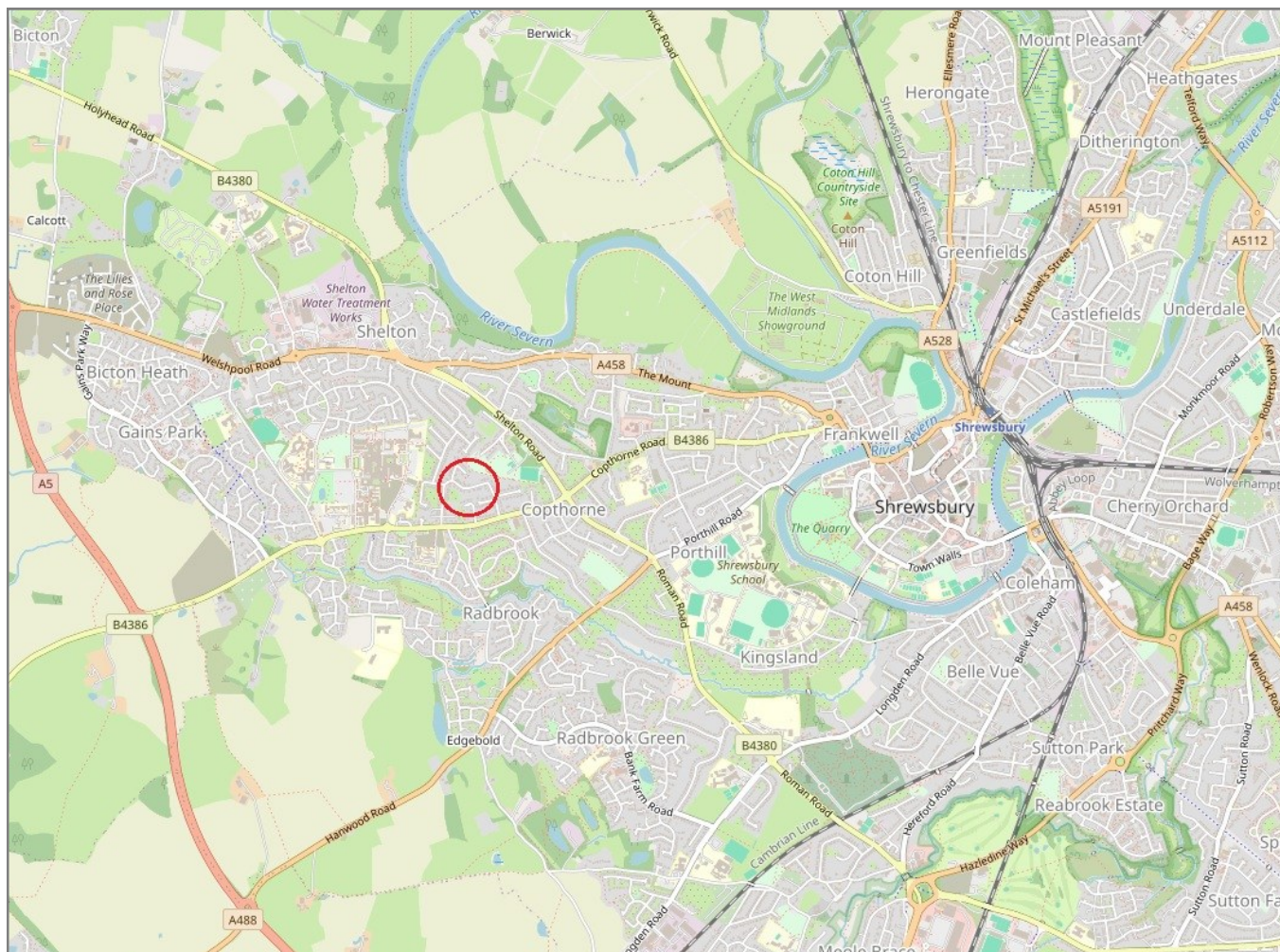
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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