



4 Wood Close, Copthorne, Shrewsbury, SY3 8FN

4 bedroom detached house — £558,000 (Offers in the region of) Freehold

4 Wood Close, Copthorne, Shrewsbury, SY3 8FN

Coopergreenpooks.co.uk

£558,000 (Offers in the region of) Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

Occupying a lovely position on a quiet cul-de-sac, within a popular modern development, this beautifully presented detached house offers exceptionally well-proportioned and thoughtfully designed accommodation, having been upgraded and finished to a high standard throughout. The property also benefits from an attractively landscaped south facing garden, driveway parking, and large integral garage, while being situated within a short walk from the Quarry Park and town centre.

KEY FEATURES

- Covered entrance opening to an impressive inner hallway with useful storage, access to the garage, and turning staircase to a very light and spacious landing
- Large and well-proportioned living room with window to front
- Fantastic L-shaped open plan kitchen/dining/family room with glazed double doors onto the rear garden
- The kitchen has been fitted with a range of high-quality units, complete with integrated appliances and island unit
- There is also a practical separate utility which connects to the WC/cloakroom and garden
- On the first floor is a good-sized master bedroom with en-suite shower room, three further double bedrooms, and a well-appointed family bathroom with shower
- Bedroom four is currently fitted out as a home office but could easily be turned back into a double bedroom as required
- uPVC double glazed windows and gas fired central heating throughout
- The private south facing garden has been recently landscaped and is laid to lawn with a paved sun terrace and pathways, and planted borders with a selection of plants and shrubs
- To the front of the property is a driveway providing parking, as well as an adjoining landscaped garden which has also been landscaped
- Located within a quiet and popular neighbourhood, a short walk from Woodfield and St Georges school, as well as the Quarry park and town centre. The property is also within close proximity to the hospital and within easy access to the A5
- The property was built by reputable builder, Belway Homes, and is still covered by the 10-year new build warranty

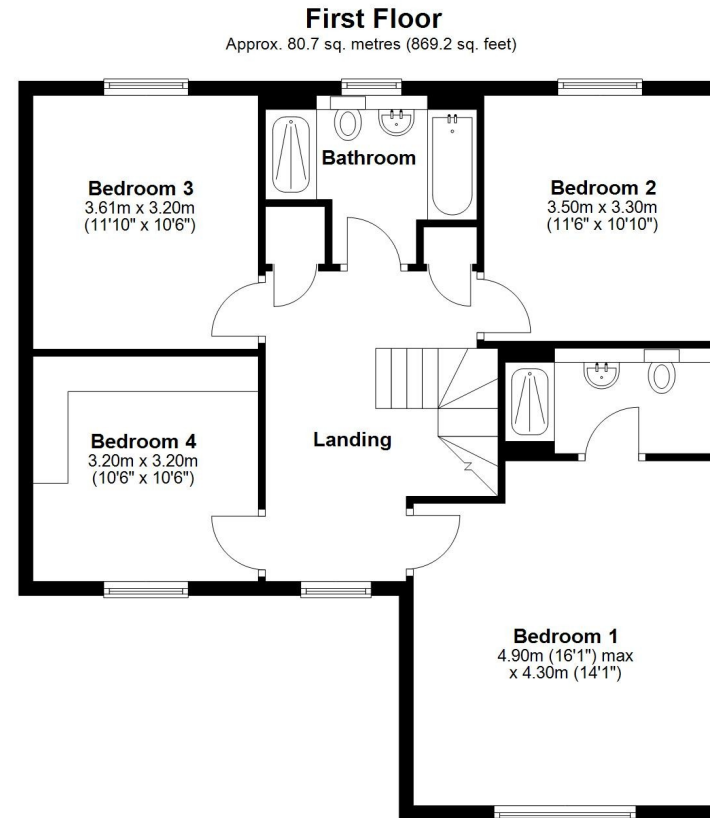
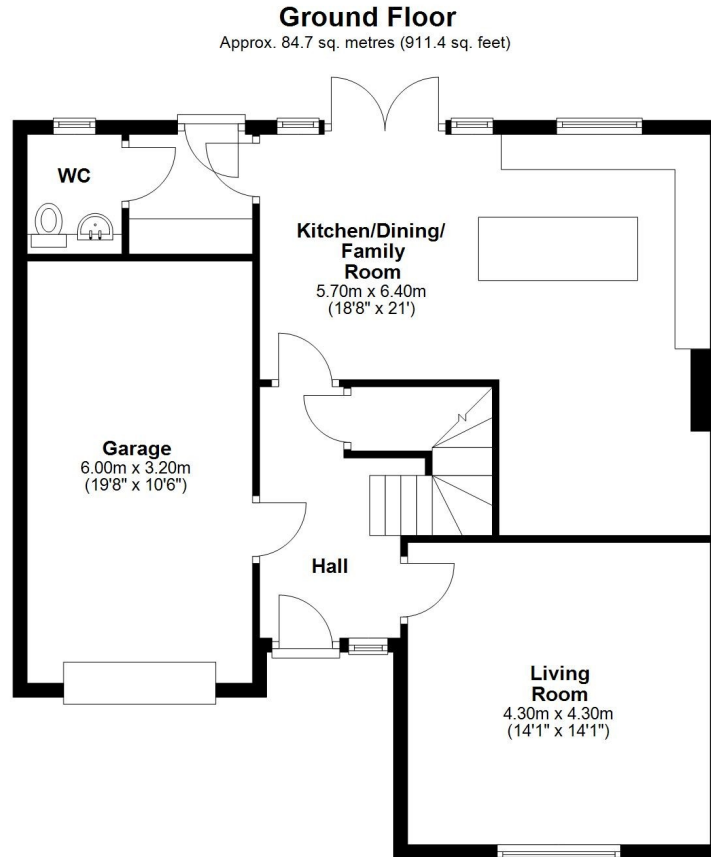


4 Wood Close, Copthorne, Shrewsbury, SY3 8FN

Coopergreenpooks.co.uk

£558,000 (Offers in the region of) Freehold — 4 bedroom detached house

sales@cgpooks.co.uk



Total area: approx. 165.4 sq. metres (1780.6 sq. feet)













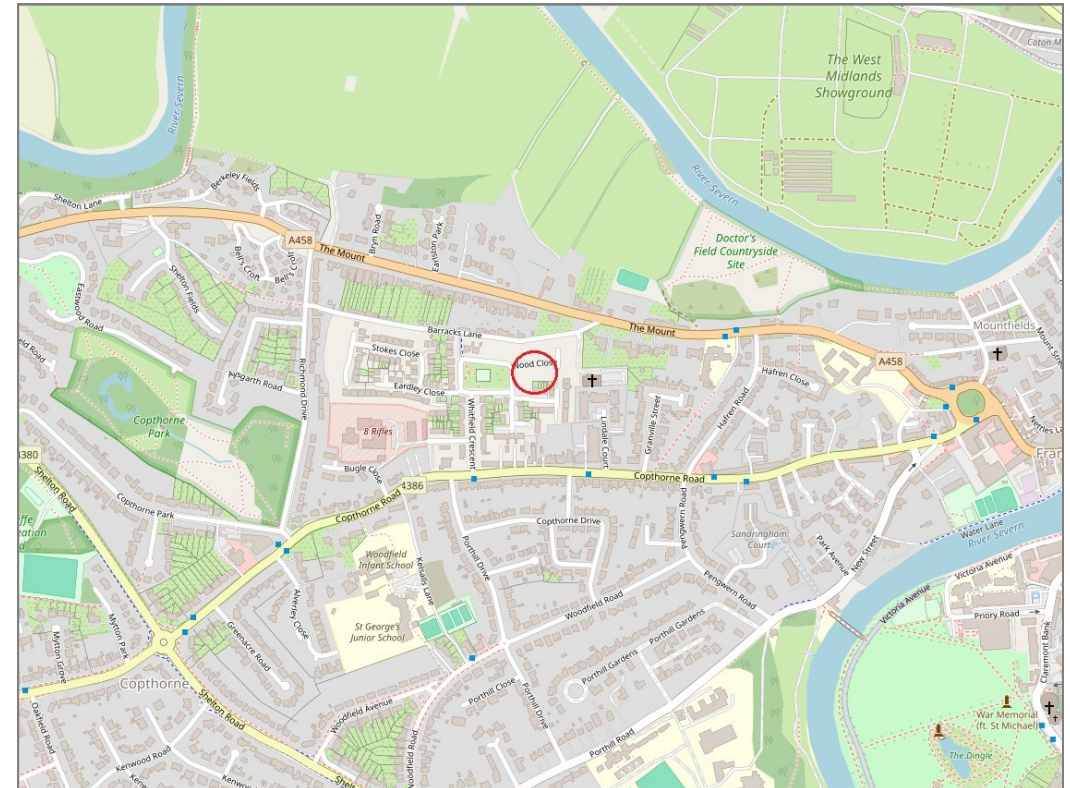
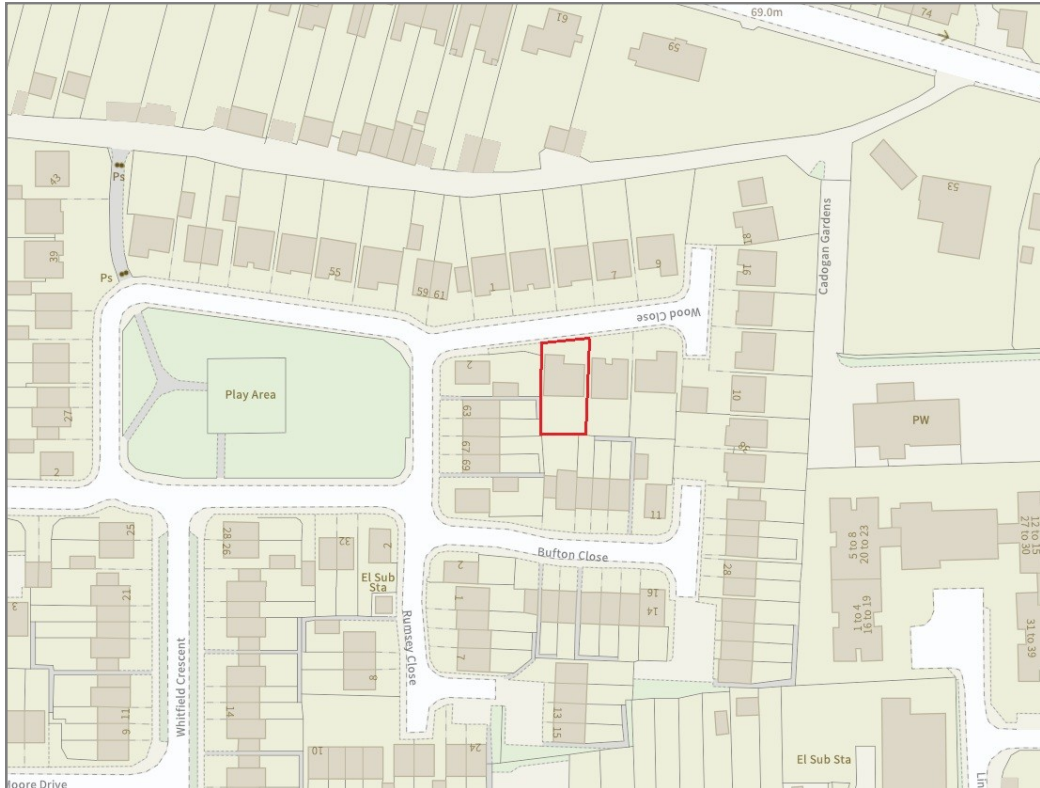
4 Wood Close, Copthorne, Shrewsbury, SY3 8FN

£558,000 (Offers in the region of) Freehold — 4 bedroom detached house
sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED

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

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



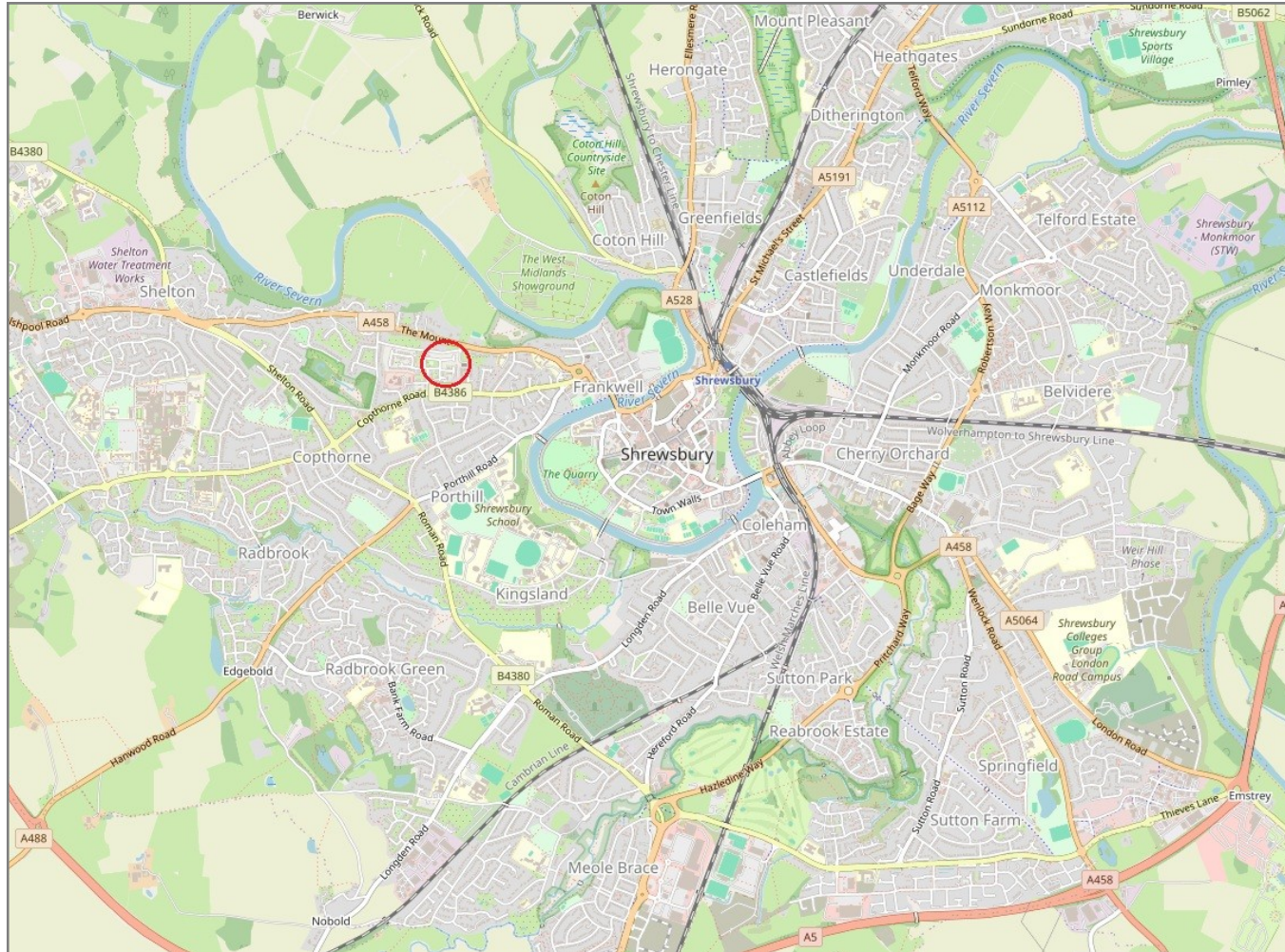
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

4 Wood Close, Copthorne, Shrewsbury, SY3 8FN

Coopergreenpooks.co.uk

£558,000 (Offers in the region of) Freehold — 4 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.