



**The Birches, Copthorne Road, Shrewsbury, SY3 8NS**

4 bedroom detached house — £725,000 Freehold

# The Birches, Copthorne Road, Shrewsbury, SY3 8NS

Coopergreenpooks.co.uk

£725,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

**This impressive and substantial detached family home has recently been significantly improved throughout to a high standard. The property offers superb living space with four double bedrooms (two ensuites), along with a sizable roof terrace, whilst also being located in a fantastic position on a secluded driveway just a 5-minute walk from the Quarry Park and town centre.**

## KEY FEATURES

- Light and stylishly presented interior which has been tastefully decorated and modernised with engineered wood effect flooring in most rooms.
- Good sized entrance hall with plenty of built in storage, cloakroom and doors to living areas.
- Living room with feature fireplace, as well as both sliding and bi folding doors opening onto the rear garden.
- Large family room which has a further fireplace, bespoke display/storage unit, additional glazed double doors to garden and further double doors connecting to living room.
- Recently re fitted kitchen/dining room that has a seating area overlooking and accessing the rear. The modern kitchen benefits from good quality integrated appliances and breakfast bar, Quooker tap, American style fridge/freezer, dishwasher and pantry unit. Next to the kitchen there is a useful separate utility room, from which you can also access the garage.
- Staircase from hall to a spacious landing area, where there are 4 double bedrooms and a re fitted family bathroom with separate shower. Two of the bedrooms also have ensuite bath or shower rooms and the main bedroom has a glazed bay which opens onto a sizable private roof terrace that offers lovely views towards the town centre.
- Extensive driveway providing parking for several cars and access to the integral garaging which is currently being used as a studio.
- Private and attractively landscaped front and rear gardens which are mainly lawned with established beds and borders.
- Very convenient location, within walking distance of Woodfield Primary school, the many varied amenities of Frankwell, excellent pubs and restaurant's, the beautiful Quarry park and town centre.

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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sales@cgpooks.co.uk  
01743 276666

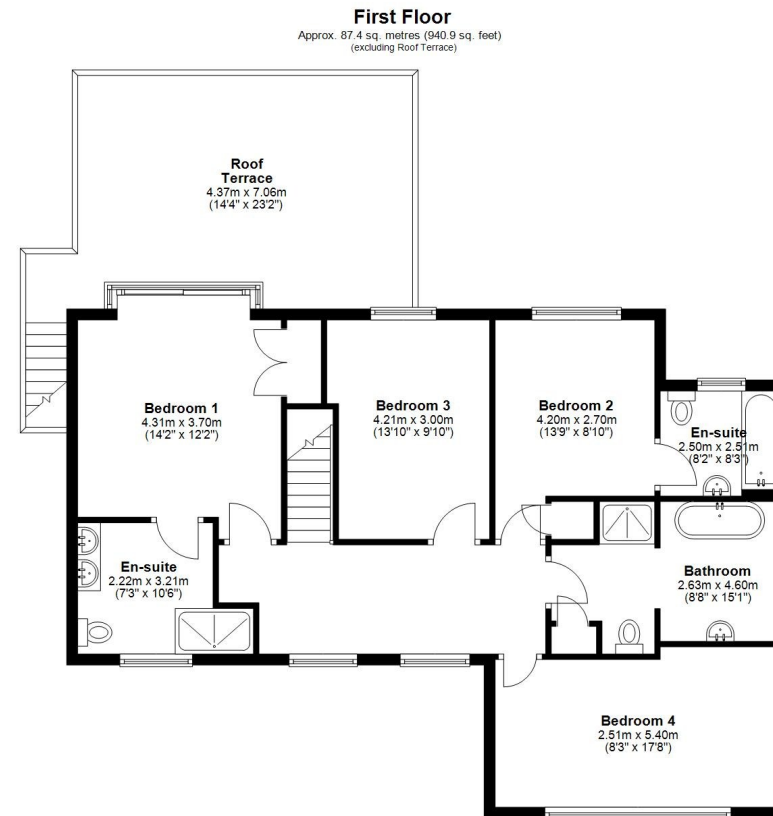
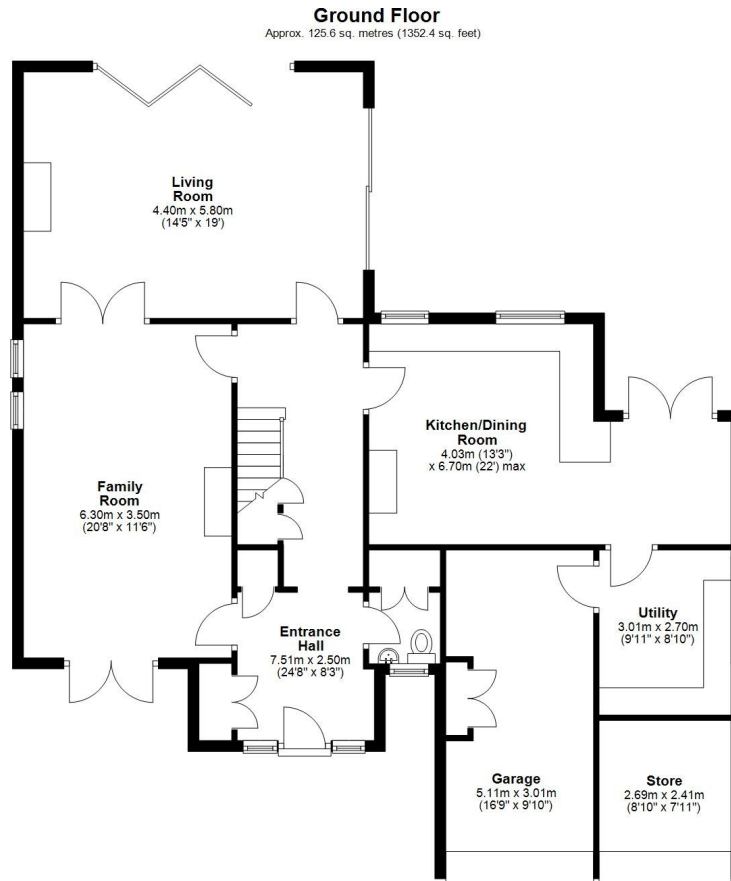


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Total area: approx. 213.1 sq. metres (2293.3 sq. feet)













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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>Band C</b>
Services	<b>All mains services are connected</b>

 **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.

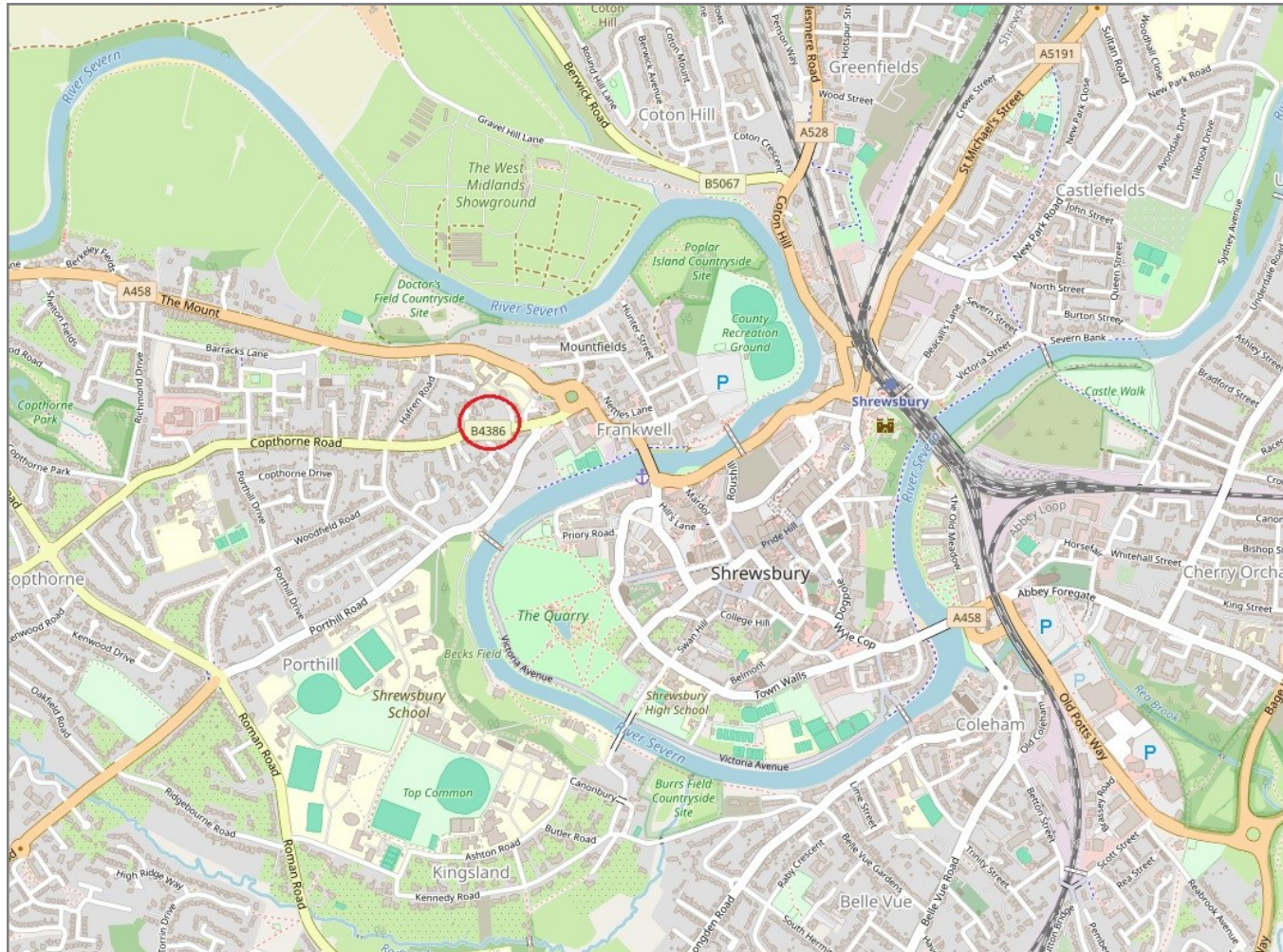
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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