



**7 Breidden View, Copthorne Road, Shrewsbury, SY3 8NN**

3 bedroom terraced house — £275,000 Freehold

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Coopergreenpooks.co.uk

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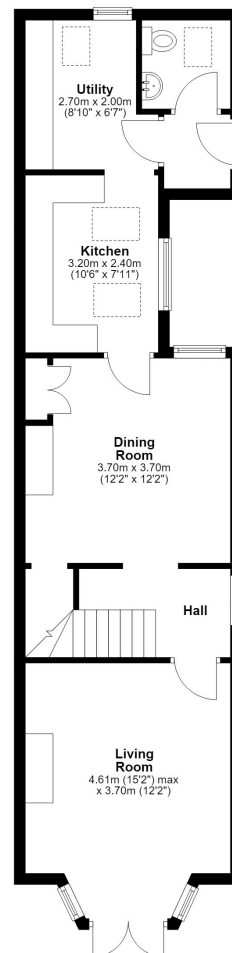
sales@cgpooks.co.uk

Quietly tucked away within a popular residential area, a short walk from the Quarry Park and town centre, this attractive semi-detached house of character offers well-proportioned accommodation in need of general modernisation, with plenty of potential and a private rear garden.

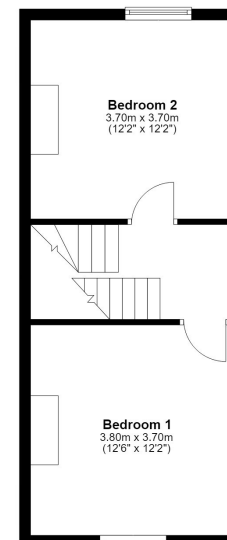
## KEY FEATURES

- Two good sized reception rooms, with the living room having a feature wood burning stove and bay window with glazed double doors onto the garden
- Fitted kitchen with a range of units, free standing cooker, and velux windows allowing plenty of natural light
- Practical separate utility with access to the porch and cloakroom/WC
- Large inner hallway with useful under stairs storage and turning staircase to landing
- On the first floor are two generous double bedrooms and a further staircase leading to the second floor, where there is a bedroom with built-in storage, and separate family bathroom with shower. Both rooms have velux windows and access to very useful eaves storage
- Double glazed windows and gas fired central heating throughout
- The private west-facing garden comprises areas of lawn, paved and gravelled terraces, mature trees, and useful timber garden stores. There is also gated access at the end of the garden to a pathway leading onto Copthorne Road, as well as side access to a courtyard and the front of the property on Briedden Way
- Although in need of general modernisation, this property offers plenty of potential and would make a fantastic family home
- A brilliant location, just a short walk from the various amenities of Frankwell, the excellent Woodfield School, Boathouse pub, Quarry park and town centre
- Sold vacant with no upward chain

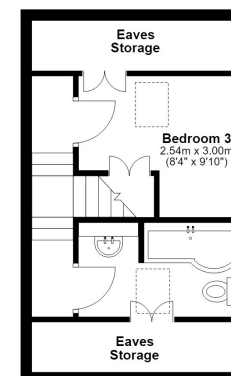
**Ground Floor**  
Approx. 54.6 sq. metres (587.6 sq. feet)



**First Floor**  
Approx. 34.4 sq. metres (370.6 sq. feet)



**Second Floor**  
Approx. 23.5 sq. metres (252.7 sq. feet)



Total area: approx. 112.5 sq. metres (1210.9 sq. feet)







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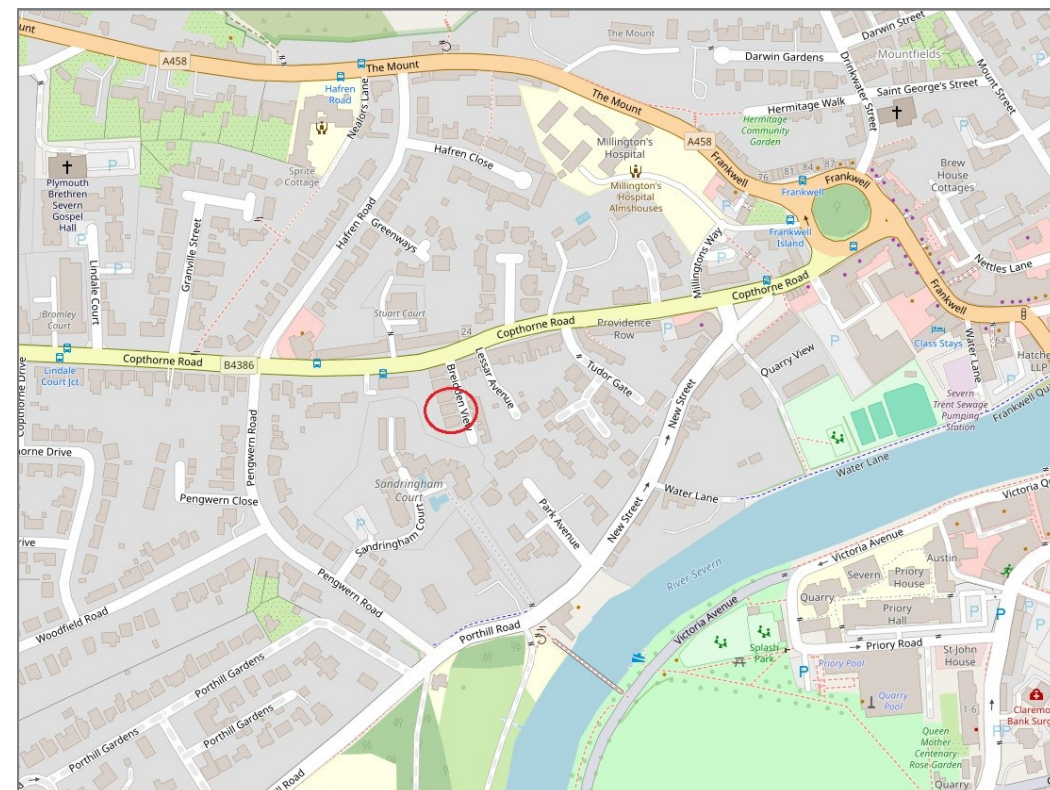
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band A</b>
EPC Band	<b>TBC</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.

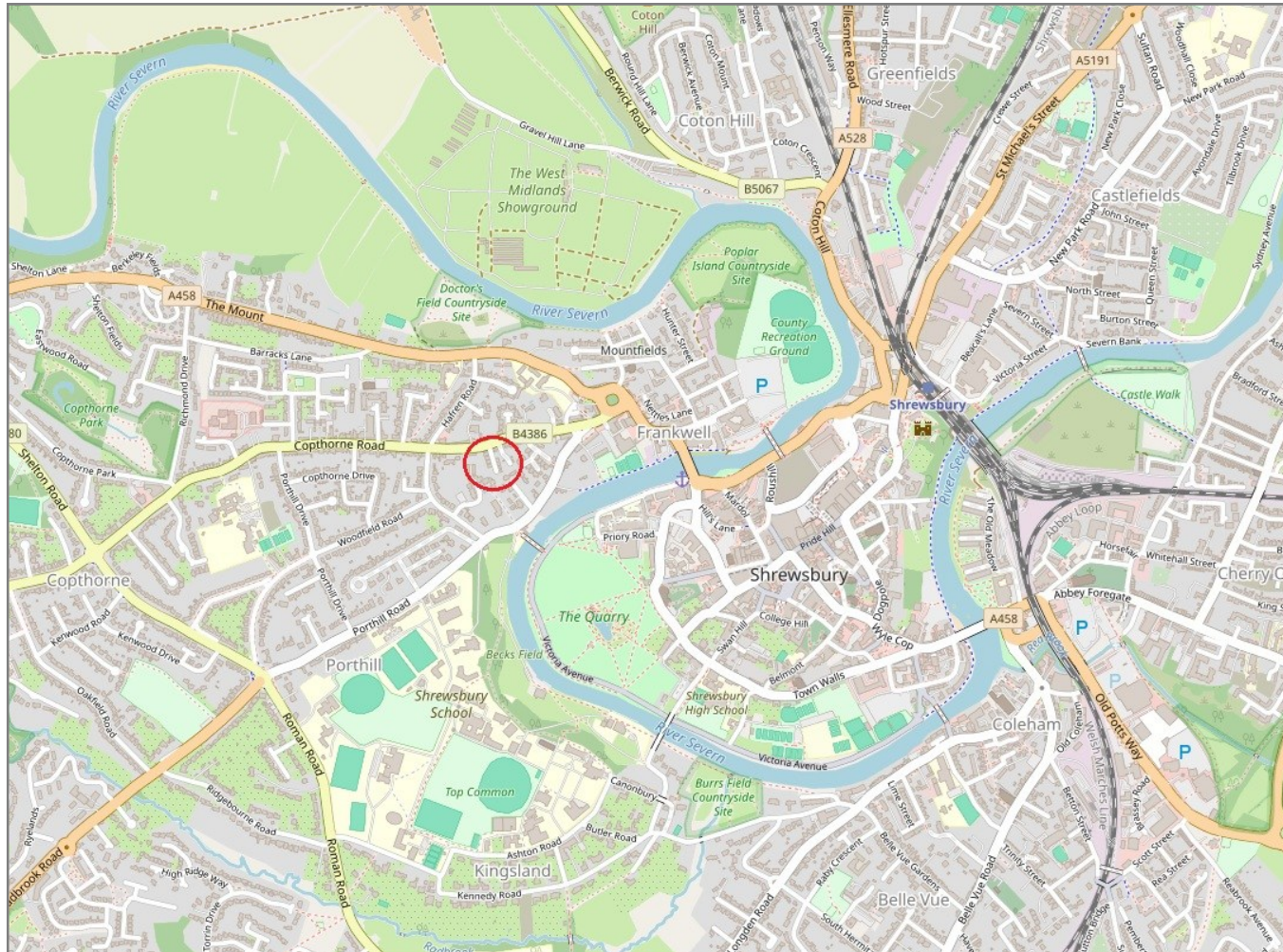
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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