



55 Mytton Oak Road, Copthorne, Shrewsbury, SY3 8UQ

3 bedroom semi-detached house — £400,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

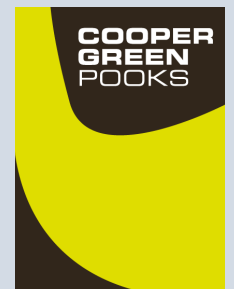
This is a beautifully presented and significantly improved family home, stylishly finished to a high standard. The property has a private driveway along with a fantastic south facing rear garden complete with a useful studio/home office, whilst being situated in the popular Copthorne area close to excellent amenities and schools.

KEY FEATURES

- Spacious entrance hall with patterned tiled flooring and built in storage.
- Living room which has oak boarded flooring, wood burner, as well as window and glazed double doors to rear sun terrace.
- Impressive re fitted kitchen with integrated appliances, granite work surfaces and walk in pantry.
- Dining room open plan to the kitchen with same tiled flooring and window to rear.
- Adjoining the kitchen is a side hall with large walk-in store, cloakroom and a well fitted utility room.
- Staircase from hall to landing where there are three bedrooms and a re fitted family bathroom.
- uPVC double glazed windows and gas central heating.
- Block paved driveway providing parking for about 3 cars, from which there is gated access to the side of the property where there is a large workshop/store.
- The stunning south facing rear garden is of a good size and laid mainly to lawn with slated and paved seating areas, as well as a large raised decked terrace with fitted beach seating.
- Detached timber cladded and insulated studio/home office, which is double glazed with power and lighting. Adjoining which is a large screened and covered storage area and in addition to which there is also a further garden store.
- Just a short walk from Woodfield and St Georges primary schools, the Mytton Oak Road shopping complex and Royal Shrewsbury hospital.

Cooper Green Pooks
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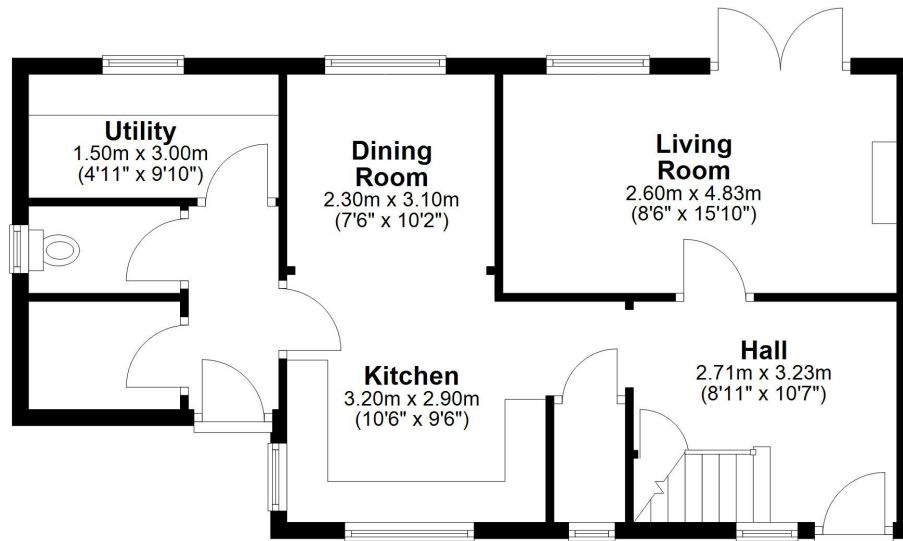
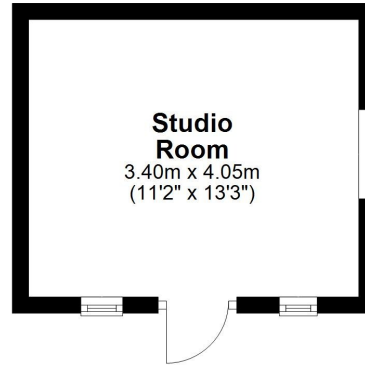


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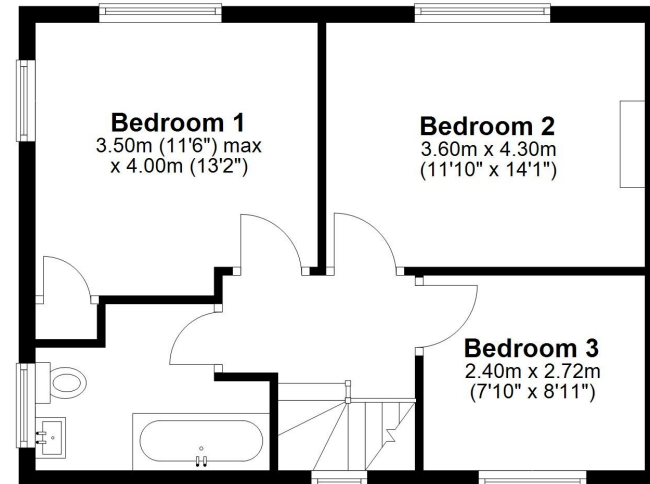
Ground Floor

Approx. 67.9 sq. metres (731.2 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



Total area: approx. 108.9 sq. metres (1172.5 sq. feet)









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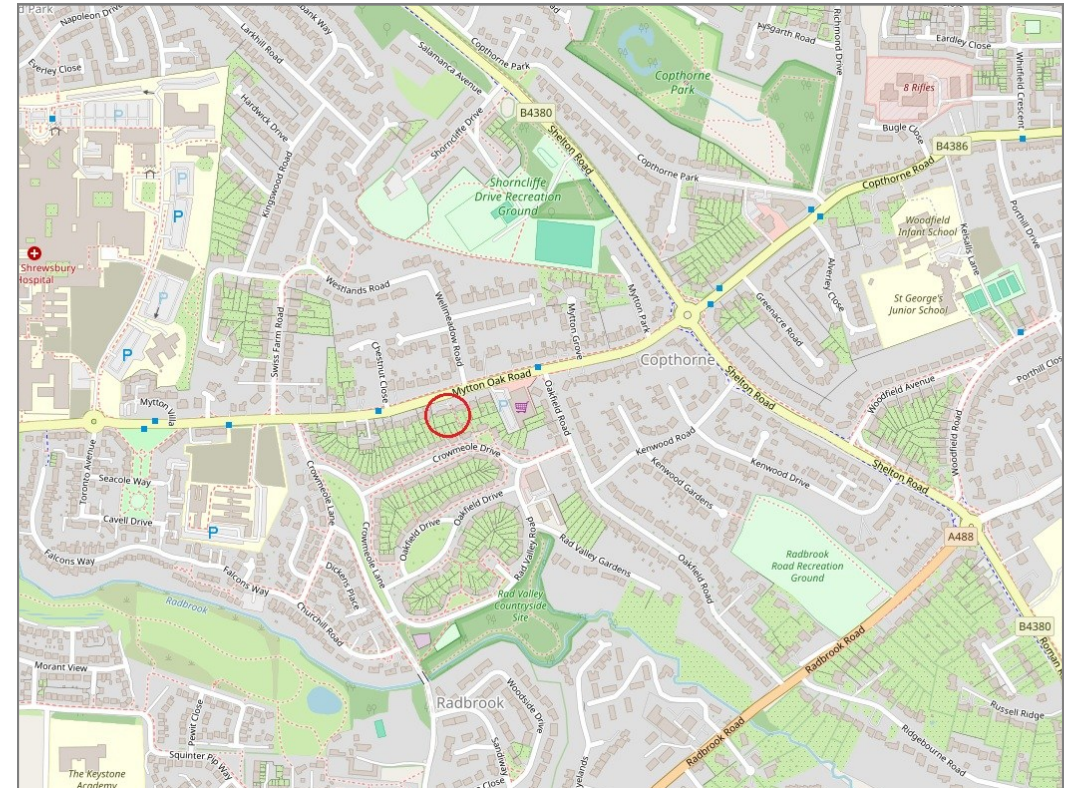
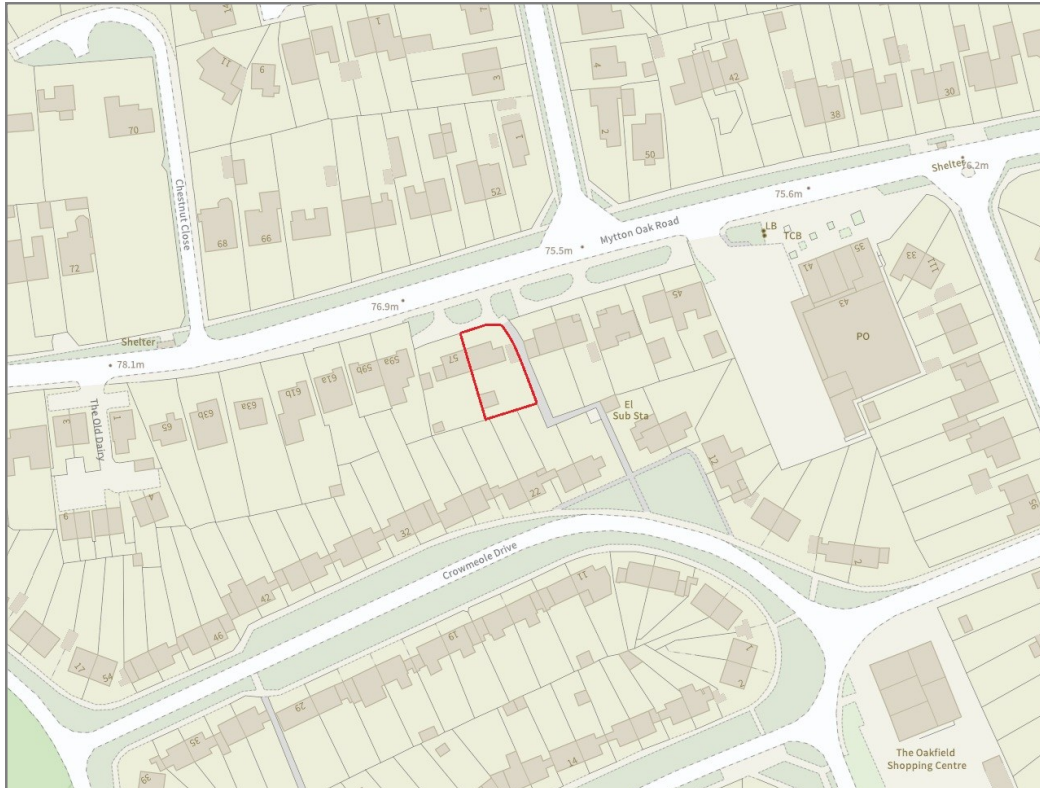
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
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.

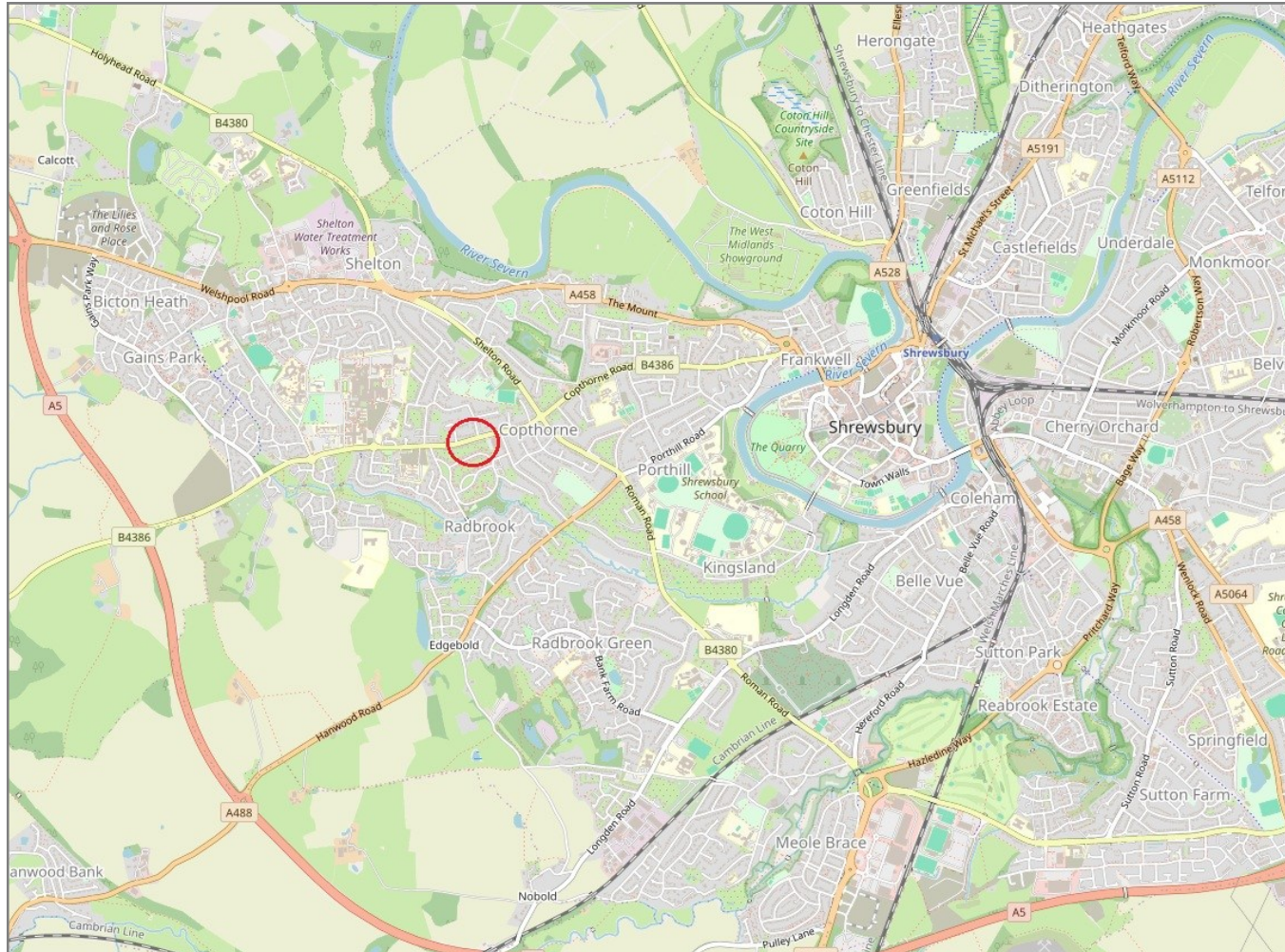
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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