

5 Copthorne Crest, Copthorne, Shrewsbury, Shropshire,
SY3 8RU

www.hbshrop.co.uk



Offers In The Region Of £450,000

Viewing: strictly by appointment
through the agent



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

An attractively proportioned, traditional bay fronted three bedroom semi detached house, occupying a pleasing quite cul-de-sac position and having the added benefit of NO UPWARD CHAIN. Offering spacious and well balanced accommodation throughout, this charming property offers potential buyers vast scope/potential to re-modernise the property to their own taste/style. The property is situated within this highly desirable residential location within walking distance of highly regarded schooling, local amenities and tranquil riverside walks within the Quarry park leading to medieval town centre of Shrewsbury. Commuters will be pleased to know that access is also readily accessible to the local bypass linking up to the M54 motorway network. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, bay fronted lounge, separate dining room, L shaped kitchen/breakfast room, first floor landing, three bedrooms, bathroom, separate WC, front and good size well established rear enclosed gardens, driveway, garage, large timber store with open canopy area to side, double glazing, gas fired central heating, highly sought after residential location. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance porch

Having tiled floor, UPVC double glazed windows, wooden framed glazed door with glazed windows to side gives access to:

Reception hallway

Having tiled floor, radiator, understairs storage cupboard.

Door from reception hallway gives access to:

Bay fronted lounge

13'10 max into bay x 12'9

Having walk-in bay with double glazed windows to front, gas fire, wall light points, radiator.

Door from reception hallway gives access to:

Dining room

12'11 x 12'6

Having UPVC double glazed door giving access to rear gardens with UPVC double glazed window to side, gas fire set to tiled hearth with decorative fire surround, coving to ceiling, radiator.

Wooden framed glazed door from reception hallway gives access to:

L shaped kitchen/breakfast room

14'10 x 10'7 max reducing down to 7'6 min

Having eye level and base units with built-in cupboards and drawers, space for appliances, tiled splash surrounds, wall mounted gas heater, sealed unit double glazed window to rear and to side, secondary double glazed door giving access to rear gardens, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over.

From reception hallway stairs rise to:

First floor landing

Having double glazed window to side, loft access.

From first floor landing doors give access to: Three bedrooms, bathroom and separate WC

Bedroom one

14'5 max into bay x 10'4

Having walk-in bay with double glazed windows to front, radiator.





Bedroom two

12'11 x 10'6

Having double glazed window to rear, fitted shelved storage cupboard, airing cupboard with hot water tank cylinder unit, radiator.

Bedroom three

8'10 x 8'3

Having double glazed window to front, radiator, picture rail..

Bathroom

Having a two piece suite comprising: Panel bath with wall mounted electric shower, glazed folding shower screen to side, wash hand basin, radiator, part tiled to walls, double glazed window to rear.

Separate WC

Having low flush WC, half tiled to walls, double glazed window to side.

Outside

To the front of the property ample off street parking is provided via a tarmacadam driveway with lawn garden and mature shrubs and edging to side. From the driveway access is given to:

Garage

15'10 x 9'0

Having further up and door to rear. Beyond the garage there is a further tarmacadam driveway with outside coldtap with access leading to a generous size timber store with open fronted canopy to side.

Rear gardens

The rear gardens of the property are of a good size and comprise: Paved patio, paved pathway, lawn garden, timber garden shed, well stocked borders containing a variety of shrubs, plants and bushes. the rear gardens are enclosed by fencing a mature conifers.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND

Tenure

Mortgage services

Referral fee disclaimer

Disclaimer



For illustrative purposes only/Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.