The Birches, Copthorne Road, Shrewsbury, SY3 8NS

Shrewsbury & Country House Sales

MILLER EVANS

ADVERTISING

The Birches, Copthorne Road, Shrewsbury, SY3 8NS

£695,000 Freehold

- A unique well presented detached family home
- Significantly improved and tastefully decorated accommodation
- Family room, kitchen/dining room, utility and cloakroom
- Attractive living room with bi-fold doors to the rear garden
- Master bedroom with en suite shower room and fantastic roof terrace
- Second bedroom with en suite bathroom
- Two further bedrooms and family bathroom
- Garage with adjoining store, ample parking
- Enclosed beautifully presented rear garden
- Popular and convenient location close to amenities

This spacious and much improved detached family home offers immaculately presented accommodation briefly comprising; entrance hall, cloakroom, family room leading to a superb living room with bi-fold doors to the garden, kitchen/dining room, utility. To the first floor is a master bedroom with en suite shower room and fantastic roof terrace enjoying roof top views, second bedroom with en suite bathroom, two further bedrooms and family bathroom. Garage and store. The property enjoys engineered wood effect flooring to most rooms. Extensive driveway providing ample parking and access to the garage, which is currently used as a studio. Attractively landscaped gardens.

The property is situated in a popular and convenient location, close to excellent amenities, including Woodfield Primary School and the renowned Quarry Park and Dingle Gardens, while also being well placed within easy reach of the Shrewsbury by-pass.

ENTRANCE HALL

CLOAKROOM
Wash hand basin, wc

FAMILY ROOM
20'8" x 11'6"
Feature fireplace
French doors to front garden
Double doors opening to:

LIVING ROOM
14'5" x 19'0"
Feature fireplace
Sliding doors and bi-fold doors opening onto the rear garden

KITCHEN / DINING ROOM
13'3" x 22'0"
Recently re-fitted with a range of matching modern units with integrated appliances and breakfast bar
Quooker tap, American style fridge freezer and dishwasher

UTILITY
9'11" x 8'10"
Door to garage

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1
14'2" x 12'2"
Built in wardrobe
Sliding doors opening onto:

ROOF TERRACE
14'4" x 23'2"
Enjoying far reaching roof top views.

EN SUITE SHOWER ROOM
Modern suite with walk in shower
Twin wash hand basins, wc

BEDROOM 2
13'10" x 8'10"

EN SUITE BATHROOM
Panelled bath with shower over
Wash hand basin, wc

BEDROOM 3
13'10" x 9'10"

BEDROOM 4
8'3" x 17'8"

BATHROOM
Modern suite with panelled bath, wash hand basin, wc

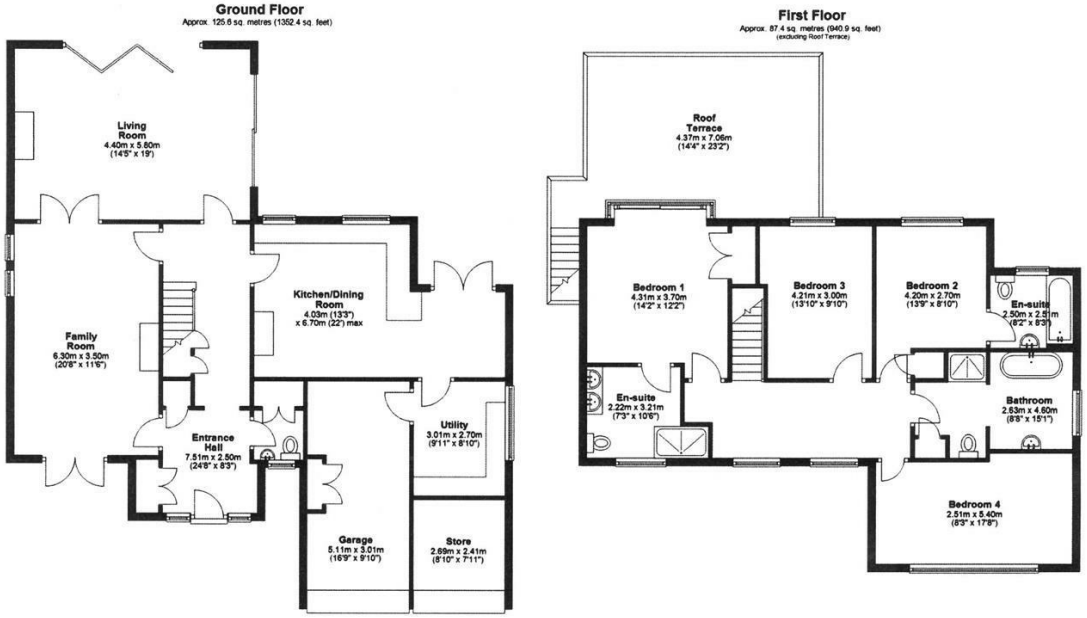
OUTSIDE THE PROPERTY

GARAGE
16'9" x 9'10"
Currently used as a studio with adjoining store

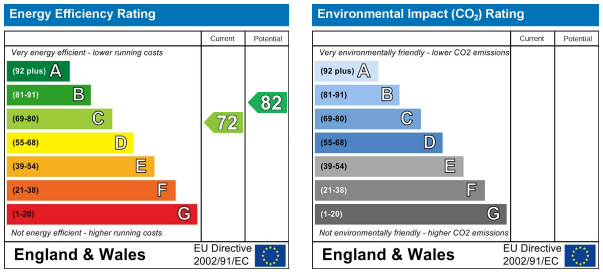
The property is approached over a large driveway providing ample parking and access to the garage, flanked by front garden laid to lawn.

Enclosed and attractively landscaped rear garden laid mainly to lawn with paved patio area providing ideal seating/entertaining space, wide selection of flowering shrub beds and borders and mature trees, providing privacy and seclusion.

HOW TO GET THERE



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



IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images my have been enhanced.
This property may be subject to additional management charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : E

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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