



15 Woodfield Avenue, Copthorne, Shrewsbury, SY3 8HT

3 bedroom semi-detached house — £395,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

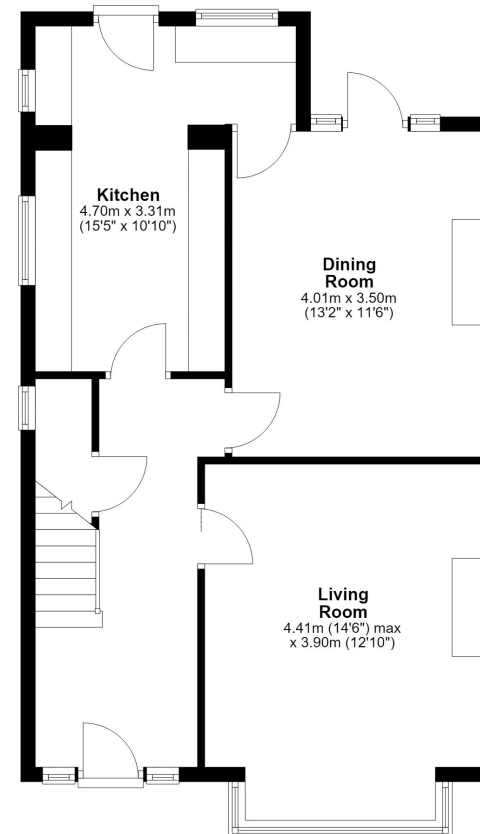
This attractive and well-presented family home has a large private south facing garden, whilst being located on a very popular street just a short walk from Woodfield primary school, the beautiful Quarry park and town centre.

KEY FEATURES

- Covered entrance area to hall with built in storage and doors to living areas.
- Living room having a feature fireplace as well as a bay window to front.
- Separate dining room with boarded flooring, further fireplace, windows and part glazed door to garden. Additionally, there is a further door connecting to the kitchen.
- Good sized kitchen with fitted units, windows to two elevations and part glazed door to rear garden.
- Staircase from hall to the landing where there are three bedrooms and family bathroom and separate WC.
- Gas central heating.
- Driveway providing parking for several cars as well as access to the detached garage.
- Large private south facing rear garden which is mainly lawned with established borders, paved and decked terraces.
- Fantastic location in one of the town's most popular residential areas, just a few minutes' walk from Woodfield and St Georges primary schools, excellent local store and pubs. The property is also in catchment for the Priory secondary school and within walking distance of the town centre.

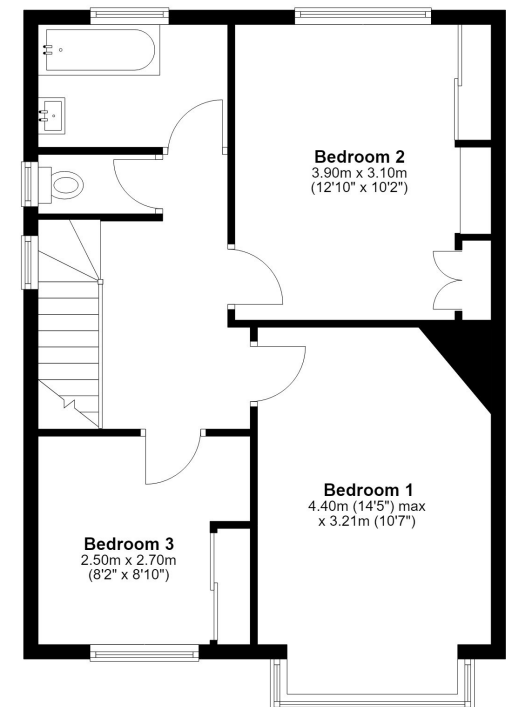
Ground Floor

Approx. 48.9 sq. metres (526.5 sq. feet)



First Floor

Approx. 53.8 sq. metres (578.6 sq. feet)



Total area: approx. 102.7 sq. metres (1105.1 sq. feet)







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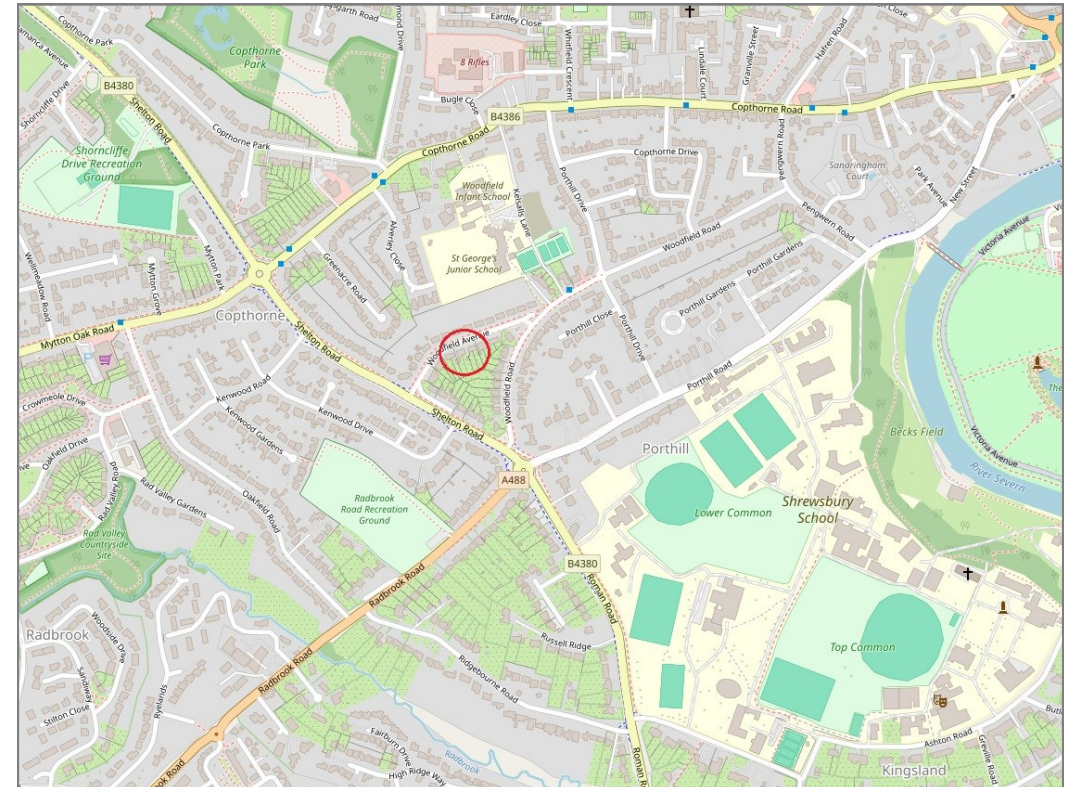
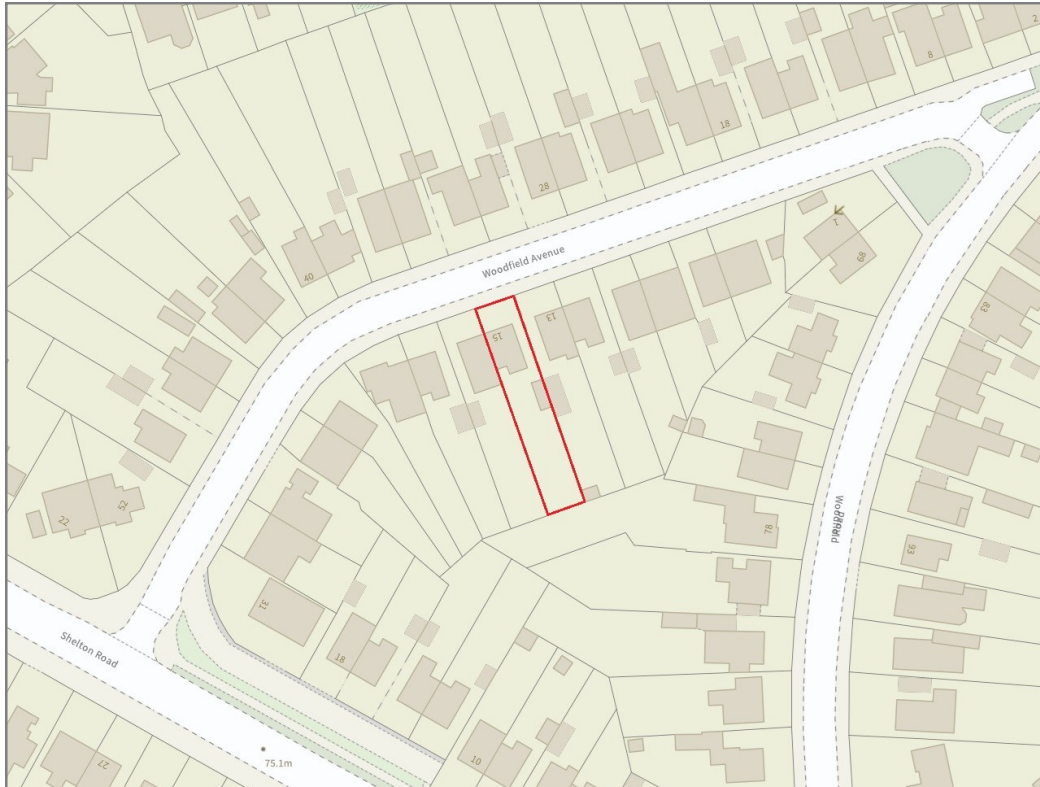
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	TBC
Services	All mains services are connected

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.

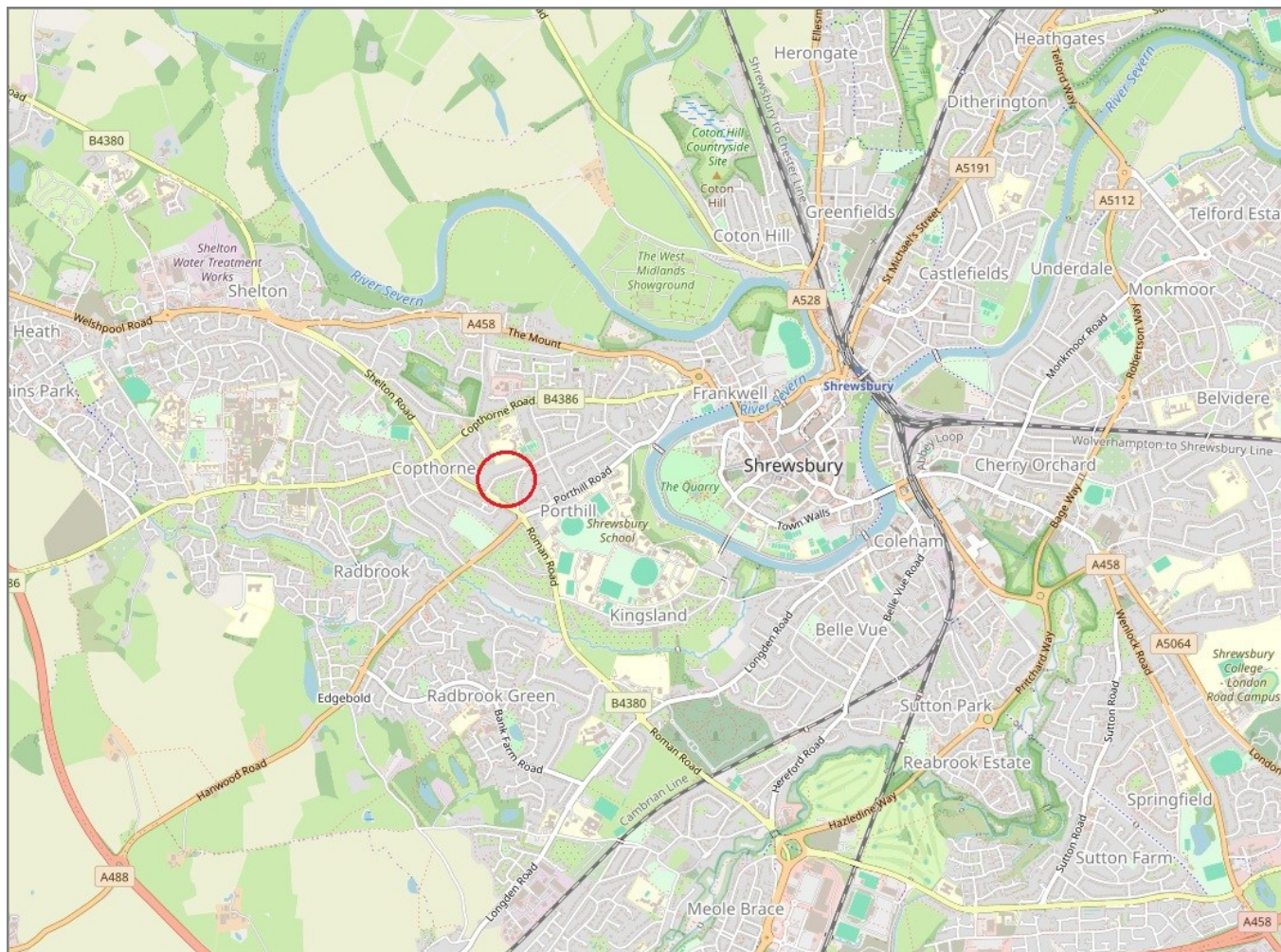
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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