



56 LARKHILL ROAD
COPTHORNE | SHREWSBURY | SY3 8XJ





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Close to amenities.

A MOST APPEALING DETACHED CHALET BUNGALOW OFFERING
SPACIOUS ACCOMMODATION, REQUIRING FULL MODERNISATION, SET
WITH EASILY MAINTAINED GARDENS IN A SOUGHT AFTER AREA.

Extremely popular residential area
Rooms of pleasing proportion
Requires modernisation throughout
Generous driveway and garage
Low maintenance gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury Town Centre proceed over the Welsh Bridge to Frankwell taking the first exit and head along Cophorne Road. Follow this road to the next roundabout and proceed straight over onto Mytton Oak Road heading towards the hospital. Take the fifth right turn signposted Swiss Farm Road and follow this road round to the left and turn immediately right onto Kingswood Road. Continue to the end and turn right onto Larkhill Road. After a short distance, the property will be found on the right hand side.

SITUATION

The property is attractively situated in this highly desirable residential locality towards the western outskirts of Shrewsbury. A number of amenities are within walking distance and situated on Mytton Oak Road, whilst the Royal Shrewsbury Hospital is also within close proximity. Furthermore, there are a good selection of schools in the area together with a regular bus service and the town centre offers a comprehensive range of shopping, social and leisure amenities. Commuters will find easy access to the A5 which links through to the M54 motorway. A rail service is available in the town centre.

PROPERTY

A highly desirable detached chalet bungalow, occupying a generous plot in this much sought-after area. Requiring full modernisation throughout, the property presents an exciting opportunity for buyers looking to create a superb individual home tailored to their own tastes and requirements.

The accommodation is well proportioned and offers considerable scope for improvement and enhancement. The property is approached via an entrance porch, leading into a spacious reception hall.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Halls. REF: 1504230

The well-proportioned living room enjoys plenty of natural light from its dual-aspect windows, creating a bright and welcoming principal reception space.

The kitchen/breakfast room offers excellent potential and could be opened up into the adjoining dining room, subject to the necessary consents, to create a superb open-plan kitchen and entertaining space.

Approximate Area = 1267 sq ft / 117.7 sq m (excludes lean to)
Garage = 167 sq ft / 15.5 sq m
Total = 1434 sq ft / 133.2 sq m
For identification only - Not to scale



A ground floor bedroom provides useful and versatile accommodation, while a rear lobby and guest cloakroom/WC complete the ground floor.

To the first floor are two further bedrooms together with the family bathroom, providing a total of three bedrooms.





OUTSIDE

Externally, the property benefits from a generous driveway and parking area, extending to a car port and garage, providing excellent off-road parking and storage.

The gardens are predominantly laid to lawn and are complemented by established shrubbery beds, mature hedging and a good degree of privacy, providing a pleasant setting and further scope for landscaping.

This is a rare opportunity to acquire a desirable detached chalet bungalow with spacious accommodation, with excellent potential for modernisation. An ideal project for those seeking to create a beautiful home in a highly sought-after location.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - D



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



