

49 Mytton Oak Road, Copthorne, Shrewsbury, Shropshire,
SY3 8UG

www.hbshrop.co.uk



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Offers In The Region Of £535,000

Viewing: strictly by appointment
through the agent

An attractive, highly improved, extended and stylishly presented three bedroom detached period property, offering a wonderful blend of character, charm and contemporary living. The property has been thoughtfully improved and extended to create a spacious and versatile home, ideally suited to modern lifestyles. Offering three well proportioned bedrooms along side generous living accommodation, the property provides an excellent balance characterful features and stylish presentation throughout. The extension further enhances the overall sense of space, creating a home equally suited to everyday family life and entertaining. The location is a particular highlight, with Copthorne being one of Shrewsbury's desirable residential areas. Popular with its attractive surroundings, established residential street and convenient access to the town centre, along with a range of local amenities, shops, highly regarded schooling and everyday services within easy reach. Commuters will be pleased to know that access is also readily accessible to the local bypass linking up to the wider motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Open fronted storm porch, entrance hallway, refitted cloakroom, lounge, modern refitted kitchen/breakfast room, separate dining room, family room, first floor landing, three good size bedrooms, refitted family bathroom, In and Out brick paved driveway, good size garage with electrically operated roller door, beautifully landscaped generous size southerly facing rear enclosed gardens, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN

The accommodation in greater detail comprises:

Open fronted storm porch with leaded glazed wooden entrance door with matching window to side gives access to:

Entrance hallway

Having engineered wooden flooring, understairs storage cupboard, radiator.

From entrance hallway door gives access to:

Refitted cloakroom

Having low flush WC, wall mounted wash hand basin with mixer tap over, period tiled style floor, wall hung heated towel rail, UPVC double glazed window to side.

Door from entrance hallway gives access to:

Lounge

14'0 x 11'11

HAVING UPVC double glazed window to front, radiator, coal effect gas fire set to a marble style hearth and decorative fire surround, coving to ceiling.

Contemporary wooden framed glazed double doors from entrance hallway gives access to:

Refitted kitchen/breakfast room

20'11 x 9'5

The breakfast area comprises: Luxury wood effect floor covering, laundry cupboard with space for washing machine and tumble dryer above, coving to ceiling, wall hung radiator,. The kitchen comprises: Contemporary eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with cooker canopy over, fitted worktops with inset 1 1/2 stainless steel sink with mixer tap over, UPVC double glazed window overlooking the property's landscaped rear gardens, space for dishwasher, integrated fridge freezer, luxury wood effect floor covering.

From kitchen/breakfast room large square arch gives access to:

Family room

13'5 x 11'11

Having engineered wooden flooring, UPVC double glazed sliding patio door giving access to rear gardens. fitted storage cupboard with display shelving above, wall hung radiator, coving to ceiling,

Large square arch from kitchen/breakfast room gives access to:



Dining room

19'6 x 7'7

Having double glazed roof window, UPVC double glazed window overlooking the property's rear gardens bordered by contemporary timber making it a lovely window seat, luxury wood effect flooring, two wall hung radiators, eye level and storage cupboards,.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glaze window to side, radiator, loft access with pull down ladder leading to good size attic space.

Doors from first floor landing the give access to: Three good size bedrooms and refitted family bathroom.

Bedroom one

14'0 x 12'0

Having UPVC double glazed window to front and side of property, coving to ceiling, radiator.

Bedroom two

13'6 x 12'2 max

Having UPVC double glazed window to rear and side of property, radiator, coving to ceiling.

Bedroom three

9'5 x 8'10

Having two UPVC double glazed windows to rear, linen store cupboard, radiator, coving to ceiling.

Refitted family bathroom

Having a three piece suite comprising: Large bath with mixer shower over, glazed shower screen to side, low flush WC, wash hand basin with mixer tap over and storage cupboard below, part tiled to walls, heated chrome style towel rail, UPVC double glazed window to front, wall mounted extractor fan, vinyl wood effect floor covering.

Outside

To the front of the property there is an In and Out brick paved driveway which centralised mature shrubs and hedging. To the right hand side of the property there is a wall mounted electric car charging point and then to the left hand-side of the property access is given to:

Good size single garage

26'4 x 10'4

Having electrically operated roller door, two UPVC double glazed windows to rear, part glazed pedestrian service door to side, fitted worktops with stainless steel sink with storage cupboard below. To the rear of the property there are:

Beautifully landscaped generous size rear gardens

Which comprises: Part covered decked area, shaped lawn garden, Indian sandstone paved patio/sun terrace, attractive paved pathway, an array of specimen shrubs, plants and bushes, outside cold tap, timber garden shed with adjoining log store. The rear gardens offer a southerly facing aspect and are enclosed by fencing.

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.

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Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

