



43 Falcons Way, Copthorne, Shrewsbury, SY3 8ZG

3 bedroom detached bungalow — £325,000 Freehold

43 Falcons Way, Copthorne, Shrewsbury, SY3 8ZG

Coopergreenpooks.co.uk

£325,000 Freehold — 3 bedroom detached bungalow

sales@cgpooks.co.uk

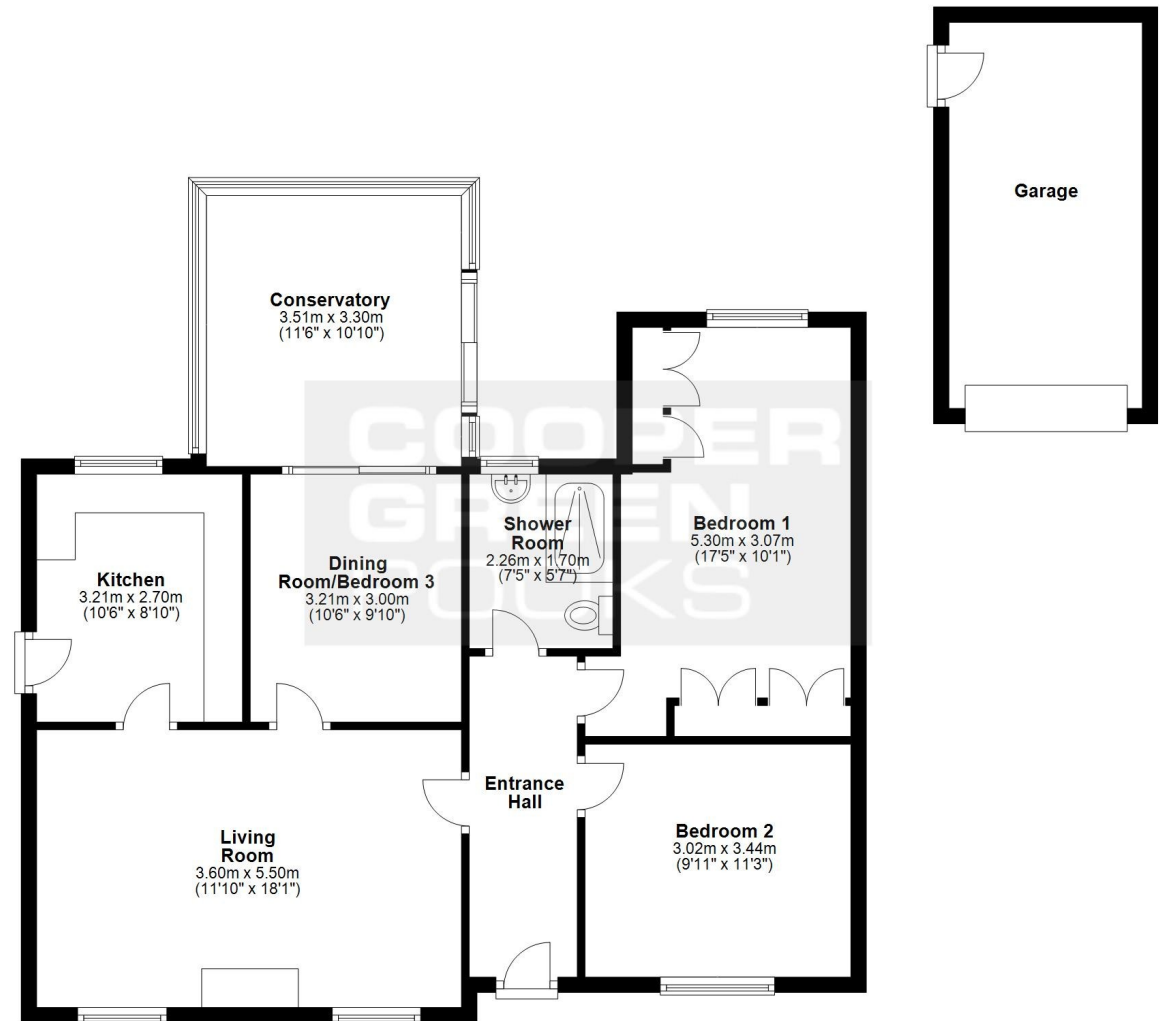
This modern detached bungalow offers excellent accommodation that's well presented, whilst being located in a lovely quiet and private cul de sac setting in the popular Copthorne area of town.

KEY FEATURES

- Good sized living room with feature fireplace and wood effect flooring.
- Fitted separate kitchen with tiled flooring, window overlooking garden and door to side.
- Dining room, also with wood effect flooring. This room could be used as a 3rd bedroom and has glazed patio doors that open to the good-sized conservatory, which also provides access to the rear garden.
- 2 further double bedrooms and a shower room.
- uPVC double glazed windows and gas fired central heating.
- Lawned front garden and an adjoining paved effect path and driveway, which provides parking and access to the detached garage.
- Private lawned rear garden with paved patio and established borders.
- Really good location in a very sought after area of town, just a few minutes' walk from the Royal Shrewsbury hospital and the Mytton Oak Road shopping complex.
- No onward chain.

Ground Floor

Approx. 100.7 sq. metres (1083.4 sq. feet)



Total area: approx. 100.7 sq. metres (1083.4 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.







Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



rightmove 



 nTheMarket.com

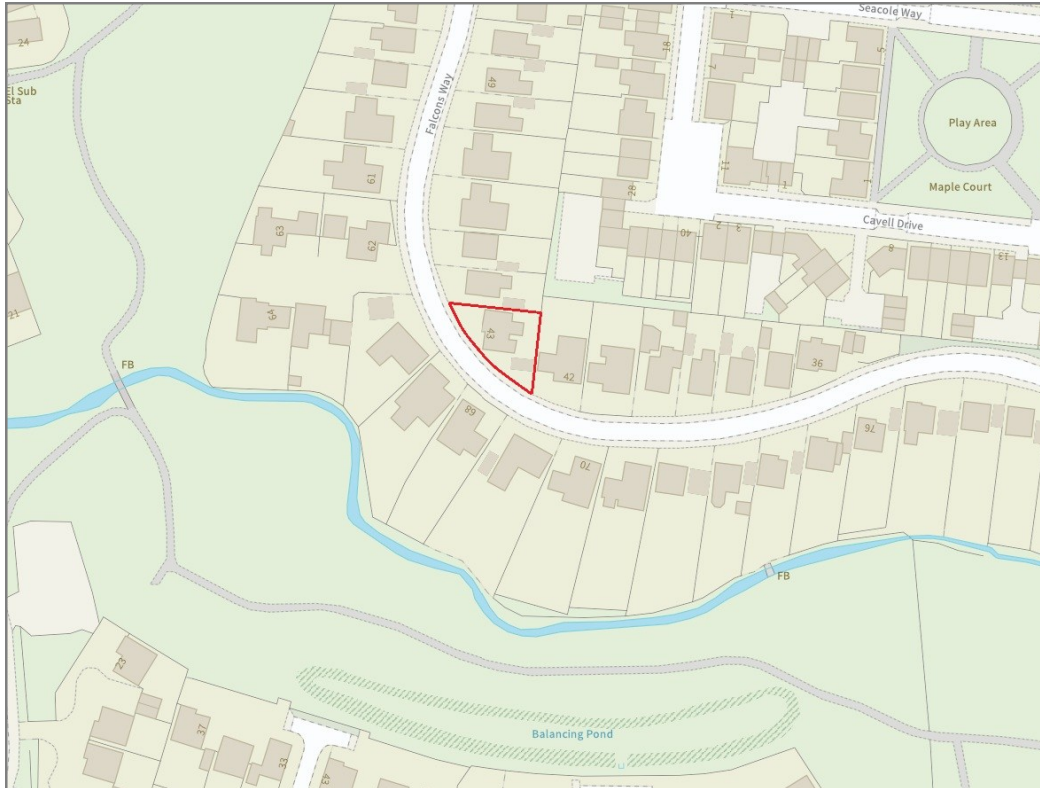
43 Falcons Way, Copthorne, Shrewsbury, SY3 8ZG

£325,000 Freehold — 3 bedroom detached bungalow

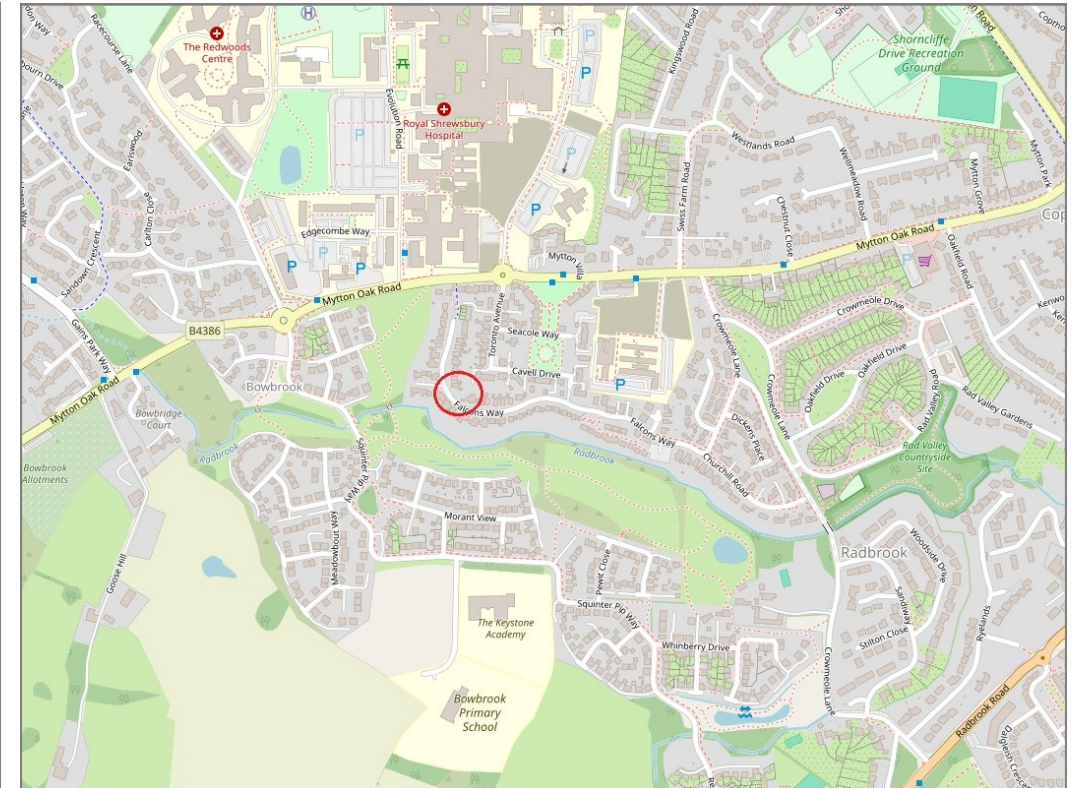
sales@cgpooks.co.uk

rightmove

onTheMarket.com



BOUNDARIES NOT CONFIRMED



| | |
|-----------------|---|
| Tenure | Freehold |
| Local Authority | Shropshire Council |
| Council Tax | Band D |
| 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.

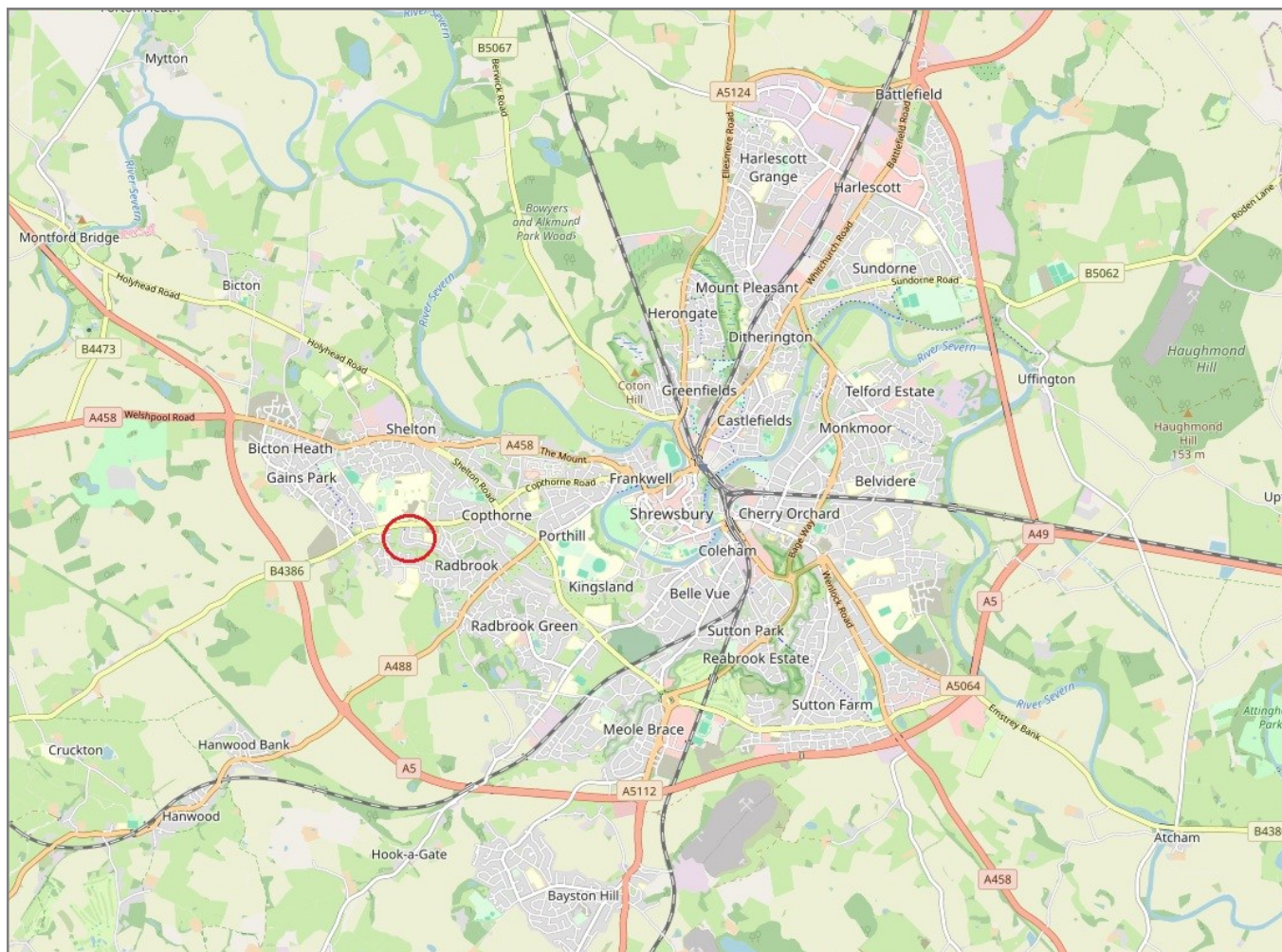
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

43 Falcons Way, Copthorne, Shrewsbury, SY3 8ZG

Coopergreenpooks.co.uk

£325,000 Freehold — 3 bedroom detached bungalow

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.