



12 Stokes Close, Copthorne Keep, Shrewsbury, SY3 8FA

3 bedroom detached house — £399,950 (Offers Over) Freehold

12 Stokes Close, Copthorne Keep, Shrewsbury, SY3 8FA

£399,950 (Offers Over) Freehold — 3 bedroom detached house

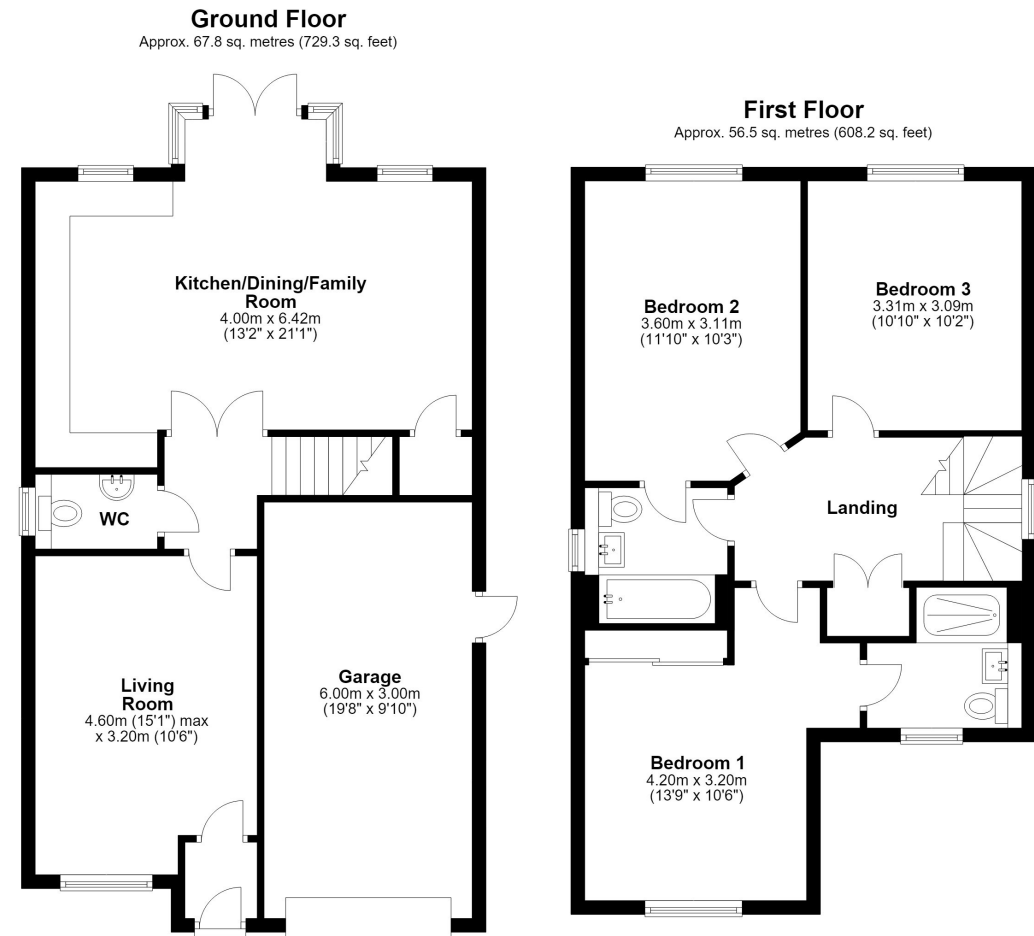
sales@cgpooks.co.uk

Situated on a popular modern development, within a short walk of the Quarry Park and town centre, this thoughtfully designed detached house offers well-proportioned accommodation, with a private landscaped garden, driveway parking, and integral garage.

KEY FEATURES

- Entrance porch opening to a good sized living room with window to front
- Impressive open plan kitchen/dining/family room, with useful under stairs storage and a feature bay with glazed doors onto the rear garden
- A range of well-fitted units to the kitchen, complete with integrated appliances
- There is also a lovely inner hallway with cloakroom and turning staircase to a spacious landing
- On the first floor are three double bedrooms, a family bathroom with shower, and en-suite to bedroom one. The main bedroom also has built-in wardrobes, and the family bathroom can be accessed via both the landing and second bedroom
- uPVC double glazed windows and gas fired central heating
- Private landscaped garden, laid to artificial lawn with paved and gravelled terraces, and gated access to side
- To the front of the property is a driveway providing parking for at least two cars, and a large integral garage with additional pedestrian door to the side
- A fantastic location within a quiet and popular neighbourhood, a short walk from Woodfield and St Georges schools, as well as the Quarry park and town centre
- The property was built by reputable builder, Bellway Homes, and is still covered by the 10-year new build warranty
- Sold with no upward chain

Coopergreenpooks.co.uk



Total area: approx. 124.3 sq. metres (1337.5 sq. feet)









12 Stokes Close, Copthorne Keep, Shrewsbury, SY3 8FA

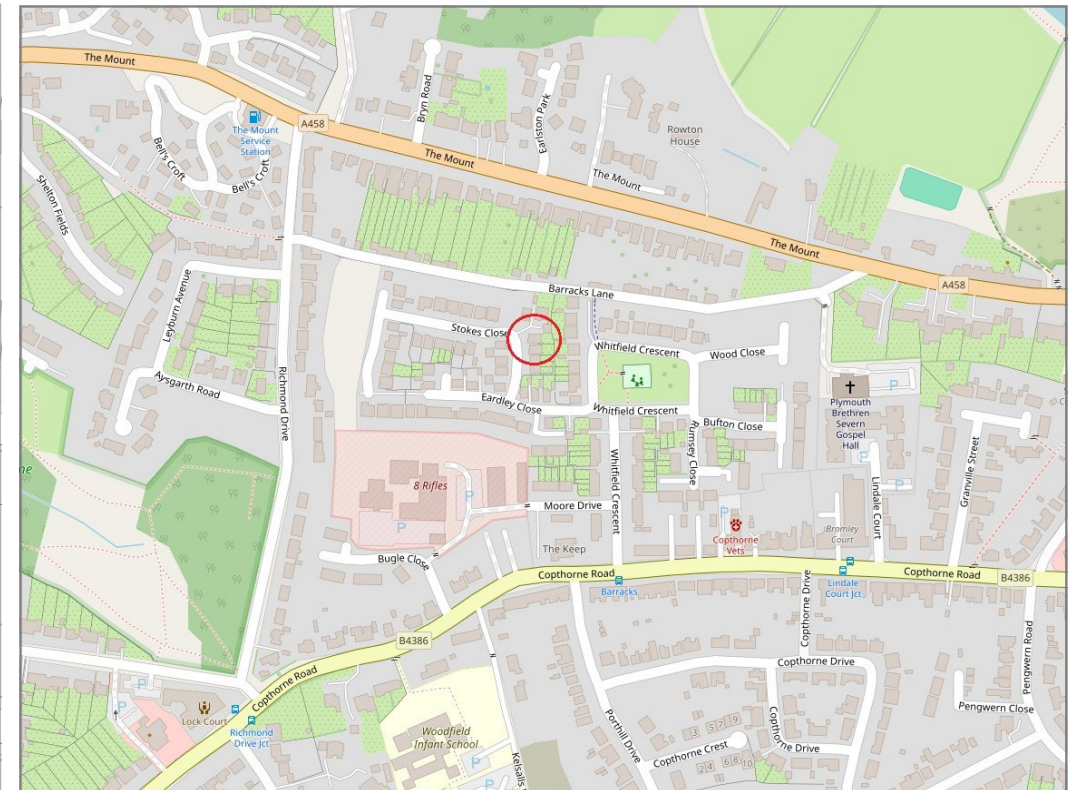
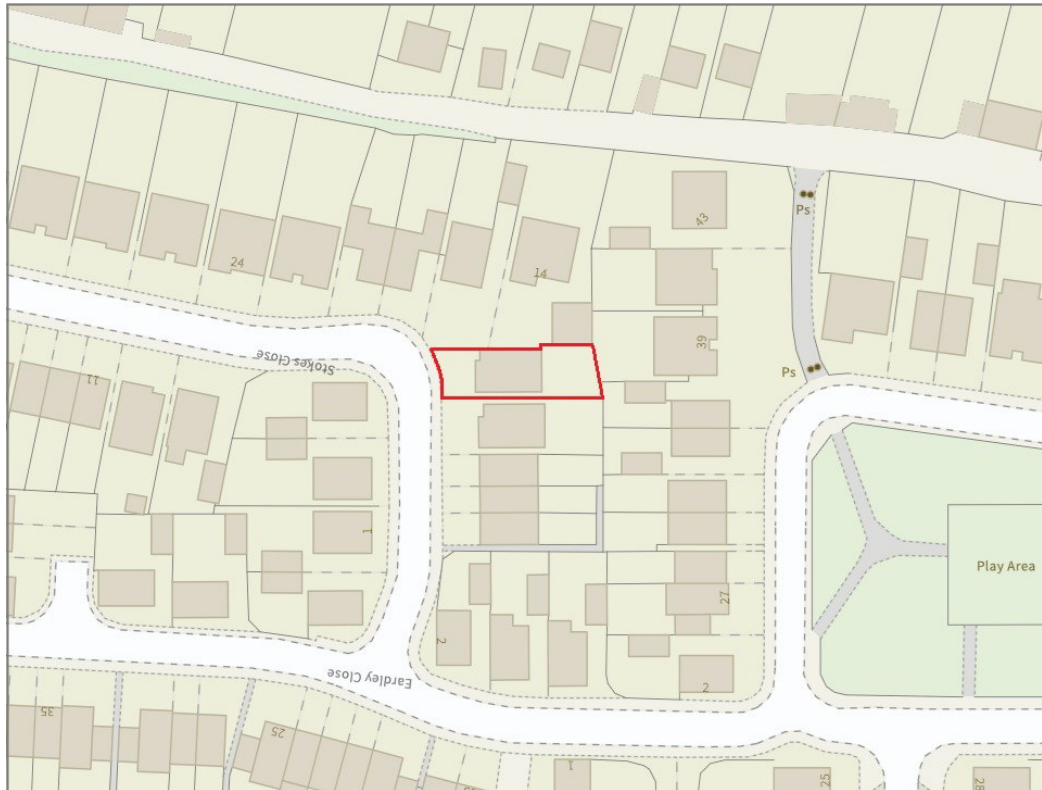
£399,950 (Offers Over) Freehold — 3 bedroom detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	Band B
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.

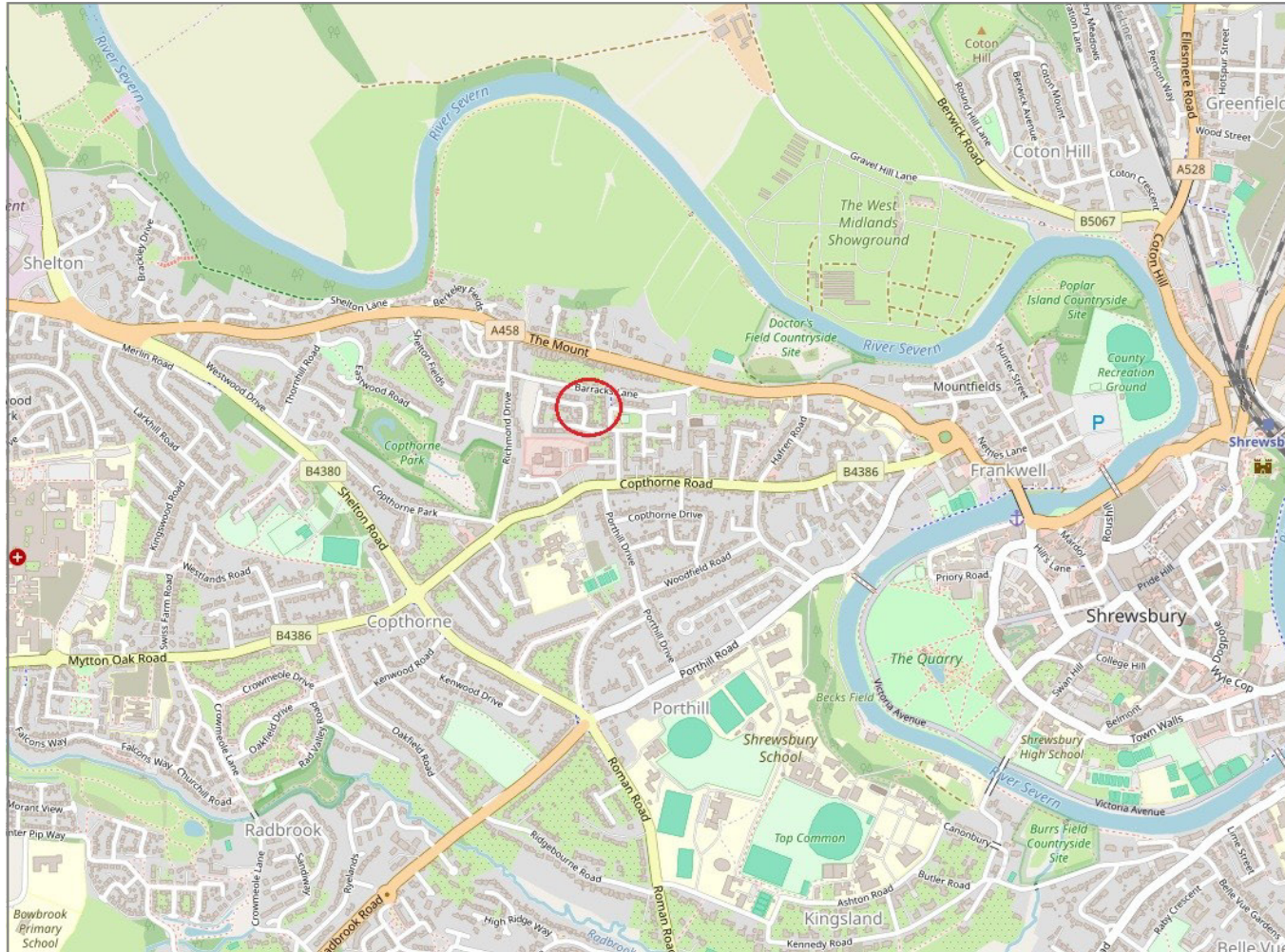
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

12 Stokes Close, Copthorne Keep, Shrewsbury, SY3 8FA

Coopergreenpooks.co.uk

£399,950 (Offers Over) Freehold — 3 bedroom detached house

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.