



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**17 Kingswood Road, Copthorne, Shrewsbury, SY3 8UX**

**£385,000**

To view this property please call us on **01743 236 800** Ref: T7740/SL/lrd

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# A spacious, well appointed and well maintained modern detached bungalow residence, situated in a convenient and highly desirable residential area on the western fringe of Shrewsbury.

The bungalow provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and with the benefit of full gas fired central heating and double glazing, briefly comprises: porch, entrance hall, I-shaped lounge/dining room, kitchen, two bedrooms, study/third bedroom, shower room, garage, forecourt and enclosed rear garden with patio.

Situated in this convenient and highly desirable residential area, well placed within reach of excellent amenities including local shops, popular schools, the Royal Shrewsbury Hospital and a frequent bus service to the town centre with its many fashionable bars, restaurants, Theatre Severn and the Quarry Park and Dingle Gardens.



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## INSIDE THE PROPERTY

### OPEN ENTRANCE PORCH

Panelled and part glazed entrance door with glazed side screens to:

### ENTRANCE HALL

Built in cloaks cupboard  
Built in airing cupboard  
Access to a partly boarded roof space

### L-SHAPED LOUNGE/DINING ROOM

25'1" x 15'10" (7.65m x 4.83m)  
A pleasant through room  
Fireplace feature  
Picture window overlooking the GARDEN to the front  
Double glazed sliding patio doors opening onto and allowing access to the rear GARDEN

### STUDY / OCCASIONAL BEDROOM 3

8'1" x 9'3" (2.46m x 2.82m)  
Window overlooking the rear GARDEN

### KITCHEN

10'6" x 11'0" (3.21m x 3.36m)  
Neatly appointed and fitted with a range of matching modern units with some integrated appliances

### BEDROOM 1

11'11" x 15'5" (3.64m x 4.71m)  
Picture window overlooking the GARDEN to the front  
Built in storage cupboard

### BEDROOM 2

12'10" x 11'4" (3.91m x 3.45m)  
Window overlooking the rear GARDEN

### SHOWER ROOM

Attractively appointed  
Large walk in shower with glazed shower screen  
Wash hand basin  
WC

## OUTSIDE THE PROPERTY

### GARAGE

Window to the side,  
Up and over door

The property occupies an enviable and generous corner plot which is divided from the road by an ornamental wall. Double wrought iron gates allows access over a driveway, providing parking and serving the garage, whilst a wrought iron pedestrian gate allows access over a pathway serving the formal reception area.

The immediate forecourt is gravelled with a variety of mature shrubs and to the side of the property, an extensive lawn with particularly well stocked floral and shrubbery borders.

To the rear, there is further garden which is again laid to lawn with shrubs and trees and a paved patio, the whole well screened and enclosed on all sides with gateway access to the front.





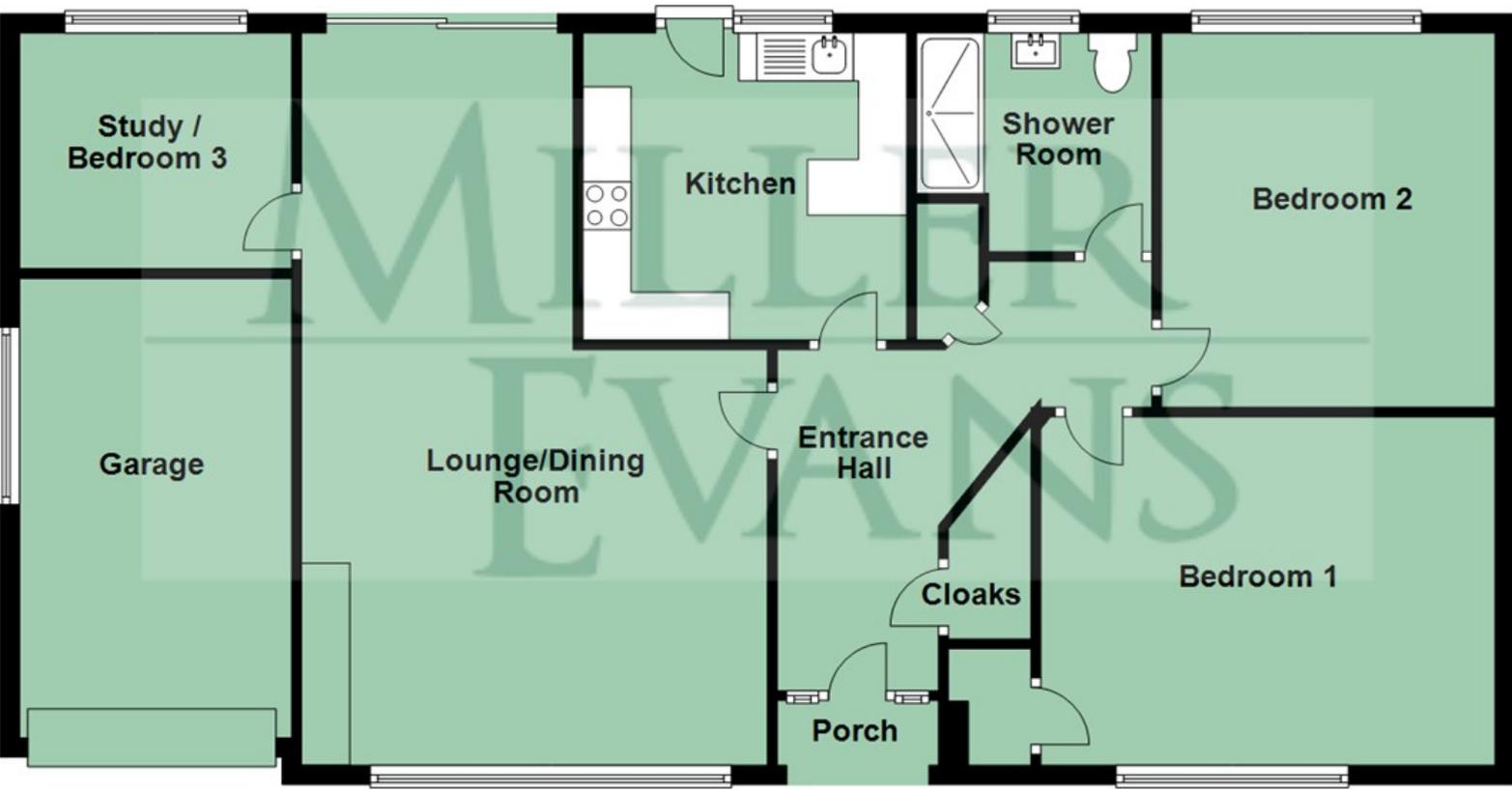




FLOOR PLANS ...

**Floor Plan**

Approx. 1249.7 sq. feet



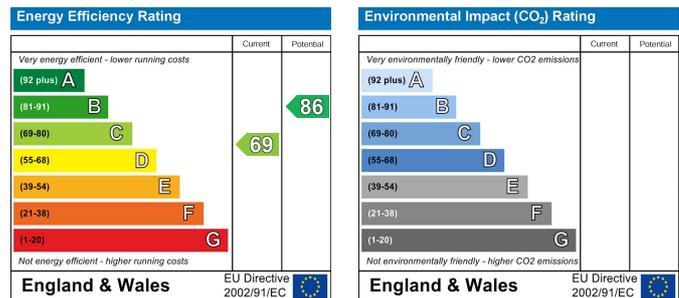
Total area: approx. 1249.7 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island. Take the first exit into Copthorne Road and continue the full length of Copthorne Road to the Mytton Oak traffic island. Take the second exit into Mytton Oak Road and continue for a further distance, eventually turning right into Swiss Farm Road. At the top of Swiss Farm Road, turn left into Kingswood Crescent and first right into Kingswood Road. Continue to the top of Kingswood Road, where the bungalow will be found on the left hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

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Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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