

70 Larkhill Road, Copthorne, Shrewsbury, Shropshire, SY3
8XJ

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £485,000

Viewing: strictly by appointment
through the agent

Offering generously proportioned living accommodation throughout, this is a well maintained and improved four bedroom detached house, enjoying a enviable position, tucked away within a quiet a private cul-de-sac setting. The property occupies a well established generous size private plot, which will appeal to many potential buyers. Being situated within this highly desirable residential location this lovely family home is ideally positioned taking advantage of a wide range of local amenities which include: highly regarded schooling, local shops, medical practice, The Royal Shrewsbury hospital, frequent bus service to the town centre and easy access to the historic town centre of Shrewsbury along with accessible transport links lending to the local bypass, linking up to the M54 motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, cloakroom, spacious lounge, separate dining room, UPVC double glazed conservatory, refitted kitchen/breakfast room, utility room, first floor landing with feature walk-out wrap around balcony, master bedroom with ensuite shower room, three further bedrooms, refitted bathroom, separate WC, well established private front, side and rear enclosed attractive gardens, good size driveway, large single garage, UPVC double glazing, gas fired central heating, cul-de-sac position.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance porch

7'10 x 6'3

Having UPVC double glazed window to side, vinyl floor covering. Wooden framed glazed door with matching window to side gives access to:

Reception hallway

Having wooden parquet flooring, radiator, understairs storage cupboard, coving to ceiling.

Door from reception hallway gives access to:

Claokroom

Having low flush WC, wash hand basin with mixer tap over, storage cupboard below, radiator, tiled floor, UPVC double glazed window, coving to ceiling.

Door from reception hallway gives access to:

Dining room

19'0 x 9'1

Having UPVC double glazed window to front, two radiators, coving to ceiling.

Wooden framed glazed door from reception hallway gives access to:

Refitted kitchen/breakfast room

10'4 x 9'11

Comprising: A range of replaced eye level and base units with built-in cupboards and drawers, integrated double oven, integrated fridge, dishwasher, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, UPVC double glazed window with recessed spotlights above, breakfast bar, tiled floor, radiator, wine rack, four ring gas hob with concealed cooker canopy over.

Door from refitted kitchen/breakfast room gives access to:

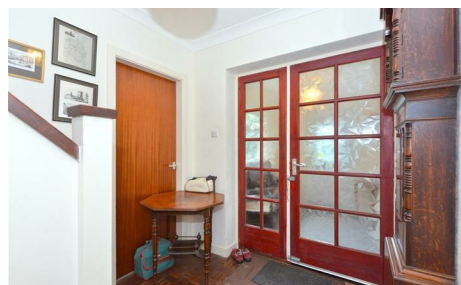
Utility room

9'10 x 5'7

Having eye level and base unite, space for washing machine, fitted worktop with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, UPVC double glazed window, tiled floor, UPVC double glazed door giving access to rear of property, radiator, Worcester wall mounted gas fired central heating boiler.

Door from refitted kitchen/breakfast room and from reception hallway gives access to:





Lounge

23'10 x 13'11

Having UPVC double glazed window to front and to rear, two radiators, gas fire set a mock brick hearth with decorative timber surround, wall light points, coving to ceiling.

UPVC double glazed door from lounge gives access to:

UPVC double glazed conservatory

8'8 x 7'7

Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, UPVC double glazed French doors giving access to rear gardens, polycarbonated roof, radiator, tiled floor.

From reception hallway stairs rise to:

First floor landing

Having loft access, airing cupboard with hot water tank cylinder unit, radiator, UPVC double glazed sliding door from first floor landing gives access large wrap around balcony

Doors from first floor landing then give access to: All bedrooms and refitted bathroom and separate WC.

Bedroom one

13'10 x 10'7

Having UPVC double glazed window with pleasing aspect to rear, radiator, built-in double wardrobe, coving to ceiling.

Door from bedroom one gives access to:

Ensuite shower room

Having tiled shower cubicle with wall mounted mixer shower, WC with hidden cistern, wash hand basin set to vanity unit with built-in cupboards and storage drawers below, radiator, vinyl wood effect floor covering, part tiled to walls, wall mounted pull cord, strip light, recessed spotlights, coving to ceiling, radiator, UPVC double glazed window to rear.

Bedroom two

13'10 x 10'10

Having UPVC double glazed window to front, radiator, built-in double wardrobe, coving to ceiling.

Bedroom three

9'2 x 7'5

Having UPVC double glazed window to front, radiator, coving to ceiling.

Bedroom four

9'1 x 6'11

Having UPVC double glazed window with a pleasing aspect to rear, coving, radiator.

Refitted bathroom

Having panel bath with electric shower over, pedestal wash hand basin, part tiled to walls, UPVC double glazed window to side, recessed spotlights and extractor fan to ceiling, radiator, wall mounted strip light with built-in shaver point.

Separate WC

Having low flush WC, wood effect floor covering, UPVC double glazed window to side.

Outside

To the front of the property there is are two lawn garden areas with low rise stone walling with mature hedging and bushes, inset shrubs. Paved pathway gives access to front door. To the side of this there is a generous driveway providing off street parking for up to four vehicles. From the driveway access is given to :

Large single garage

19'6 x 9'8

Having up and over door, UPVC double glazed window to rear, UPVC double glazed service door giving access to rear gardens, fitted power and light. Gated side access then leads to the property's:

Generous size rear / side gardens

Comprising: Paved patio and sun terrace, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes, fruit trees, outside cold tap. The rear garden are fully enclosed and offer extreme high levels of privacy.

AGENTS NOTE

In accordance with the Estate Agent Act 1979 we hereby disclose that the seller of this property is a relation of one of the partners of Holland Broadbridge.

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.

COUNCIL TAX BAND E

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.

