



## 24 Copthorne Park, Copthorne, Shrewsbury, Shropshire, SY3 8TJ

### Offers in the Region Of £370,000

Enjoying an outstanding position with extensive gardens bordering Copthorne Park Nature Reserve, this larger style 3 bedroom semi detached house provides ideal family accommodation including: Entrance Hall, Living Room With Wood Stove, Dining Room, Attractive Kitchen, 3 Well Proportioned Bedrooms, Bathroom, Separate WC, GCH, DG, Driveway And Large Garage. The Large Garden Is A Further Impressive Feature Of This Fabulous Property. Close To Well Renowned Schools And Excellent Amenities, We Highly Recommend Arranging A Viewing.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### Accommodation comprises

Double glazed composite entrance door.

#### **Entrance Hall** 13' 3" x 8' 4" (4.04m x 2.54m)

Quarry tile flooring, radiator, carpeted staircase leads to First Floor Landing, double glazed window to the side, single glazed window to the front.

#### **Living Room** 12' 11" x 11' 5" (3.93m x 3.48m)

Wood effect laminate flooring, radiator, double glazed window to the front, wood burner.

#### **Dining Room** 12' 0" x 10' 11" (3.65m x 3.32m)

Wood effect laminate flooring, uPVC double glazed French doors with side windows leading onto rear garden, wall mounted fuel effect gas fire.

#### **Kitchen** 10' 6" x 8' 11" (3.20m x 2.72m)

Quarry tile flooring, fitted with base and eye level units with laminate work tops, inset composite sink unit, plumbing for washing machine, filter hood, freestanding electric double oven with 4 ring gas hob, part tiled wall areas, radiator, under stairs storage cupboard, further cupboard housing consumer unit and meters, wooden door to the rear garden and access to Garage.

#### **First Floor Landing**

Double glazed window to the side, storage cupboard housing Worcester gas fired combination central heating boiler.

#### **Bedroom 1** 12' 11" x 11' 5" (3.93m x 3.48m)

Carpet, radiator, large double glazed window to the front.

#### **Bedroom 2** 12' 0" x 10' 11" (3.65m x 3.32m)

Carpet, radiator, double glazed window overlooking rear garden.

#### **Bedroom 3** 8' 11" x 8' 11" (2.72m x 2.72m)

Carpet, radiator, double glazed window overlooking rear garden.

### Separate WC

Exposed floorboards, WC, double glazed window to the side.

### Bathroom

Fitted with 3 piece suite including bath, wash basin and shower cubicle with electric shower unit, radiator, double glazed window to the side, vinyl flooring, part tiled walls.

### Outside - Front

Approached through wooden gates onto a Tarmac driveway providing parking and access to Garage, paved pathway to entrance door. Good size lawn to the front with shrub beds to the side, enclosed by fencing.

#### **Garage** 24' 2" x 9' 10" (7.36m x 2.99m)

Good size garage with uPVC door providing access to the side, window to the side, power supply, traditional garage door to the front.

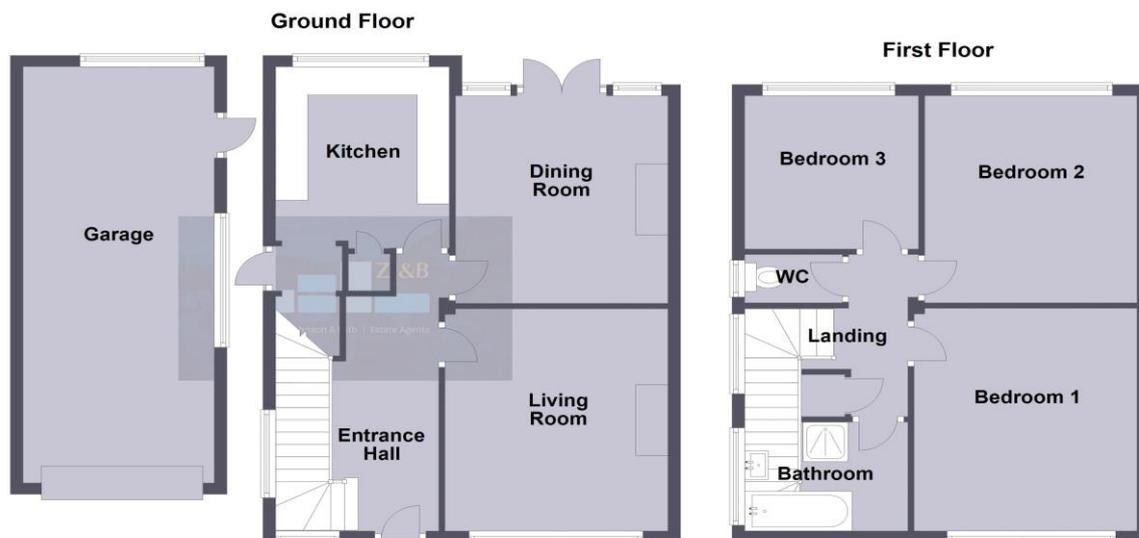
### Rear Garden

Excellent size rear garden enclosed by fencing on both side and bordering Copthorne Park to the rear. The garden is split into 3 tiers, the top tier is mainly lawn with concrete pathway and steps leading to the second tier, again mostly laid to lawn with recently installed decking. The third tier is laid to lawn with wild garden area enclosed by fencing and hedging. Access is possible to there onto Copthorne Park.

### Council Tax Band C

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**



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  
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## FLOOR PLANS FOR GUIDANCE ONLY

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## Energy performance certificate (EPC)

24, Copthorne Park SHREWSBURY SY3 8TJ	Energy rating <b>D</b>	Valid until: 5 August 2028
		Certificate number: 6440-6928-6440-3256-8906

Property type: Semi-detached house

Total floor area: 93 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**