

COOPER GREEN POOKS

35 Copthorne Drive, Copthorne, Shrewsbury, SY3 8RZ

3 bedroom semi-detached house — £395,000 Freehold

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Coopergreenpooks.co.uk

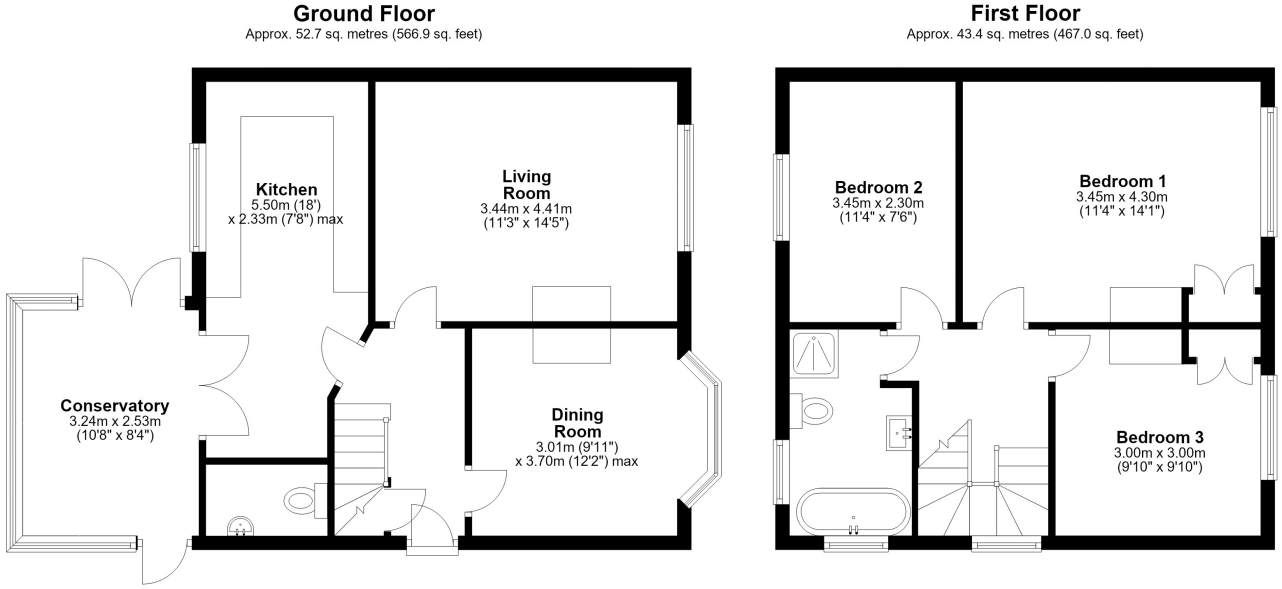
£395,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

This attractive and improved semi-detached family home has a well presented interior with nice individual features. The property is situated in a fantastic position within the popular Copthorne area, just a few minutes' walk from the beautiful Quarry Park and town centre, as well as Woodfield Primary school.

KEY FEATURES

- Covered entrance area to hall with walk in storage and doors to living areas.
- There are separate living and dining rooms, both with feature fireplaces.
- Kitchen/dining room with tiled flooring and fitted units with granite work surfaces. There is also exposed brickwork to one wall and glazed double doors that connect to the conservatory which provides access to the garden, driveway and cloakroom.
- Staircase from hall to the landing area where there are doors to the three double bedrooms and bathroom, which has a free-standing roll top bath and separate shower.
- Boarded loft accessible from the landing via a drop-down ladder providing very useful storage space
- uPVC double glazed windows and gas central heating. There is also electric underfloor heating in the conservatory.
- Driveway to front and side which provides parking for about three cars and access to a large workshop/store.
- Private rear garden which is lawned with paved sun terrace and enclosed by established hedging and specimen trees.
- Quiet and very convenient location in the popular Copthorne area, just a few minutes' walk from the excellent local store and primary school, as well as good pubs including the Boathouse, river walks, Quarry Park and town centre.
- No onward chain.



Total area: approx. 96.1 sq. metres (1033.9 sq. feet)





















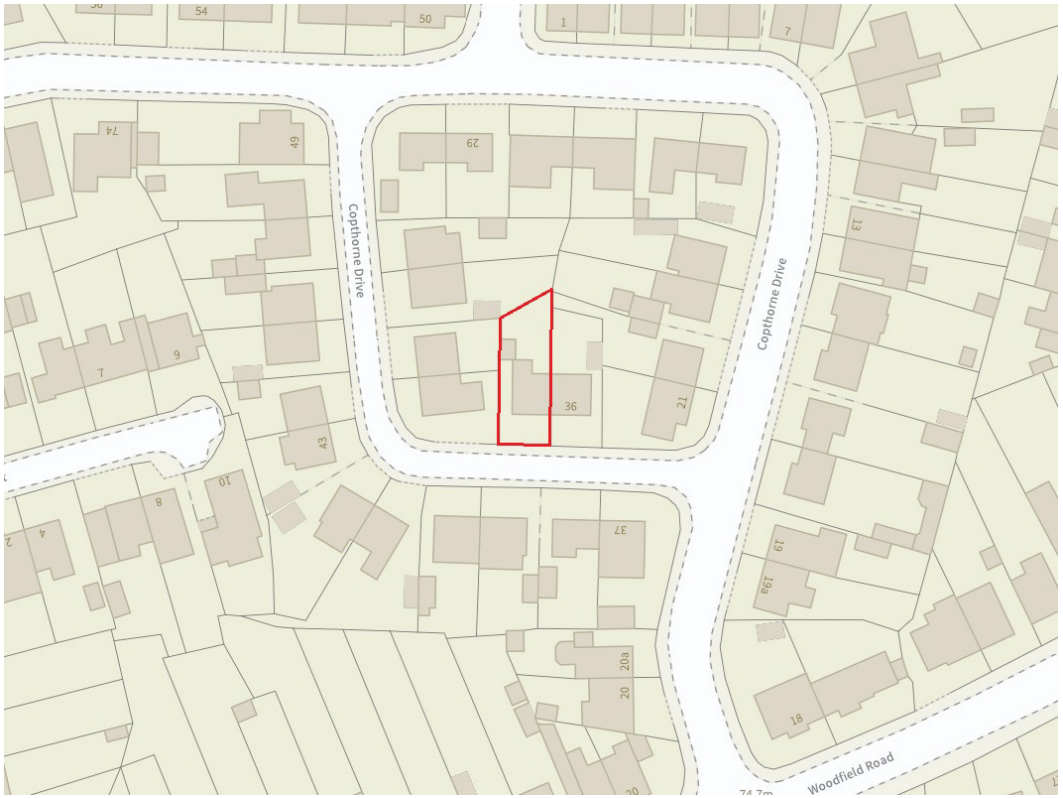


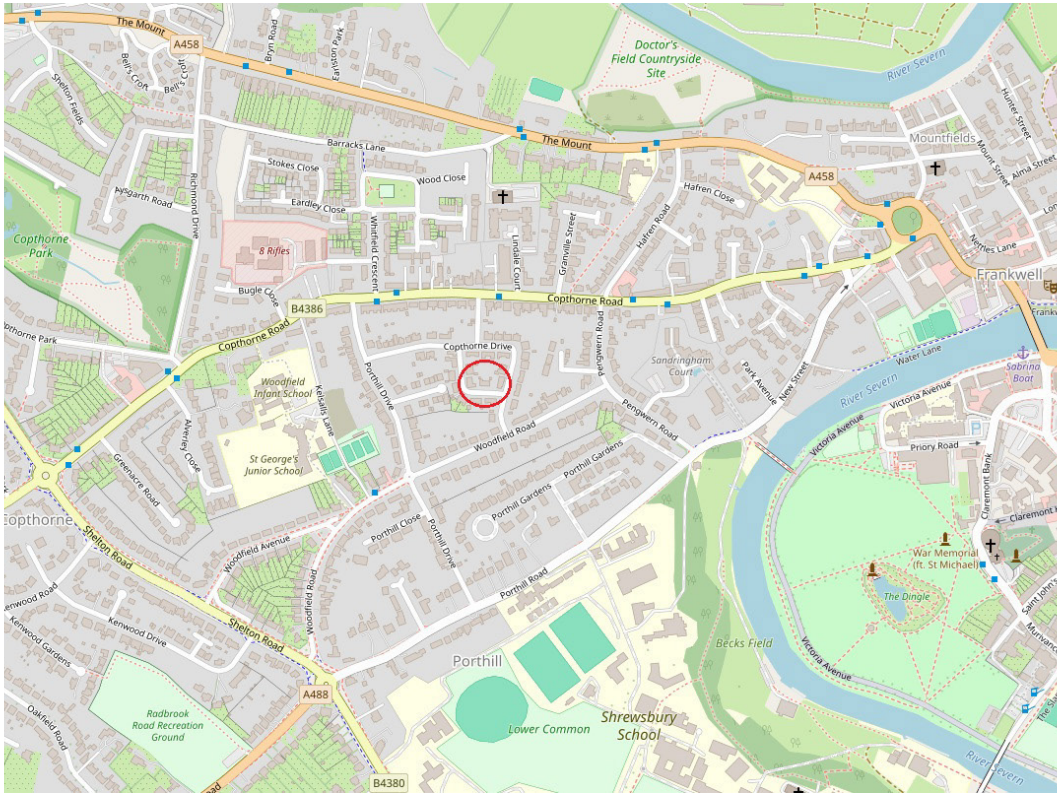


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BOUNDARIES NOT CONFIRMED

Tenure	**Freehold**
Local Authority	**Shropshire Council**
Council Tax	**Band C**
EPC Band	**Band D**
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.

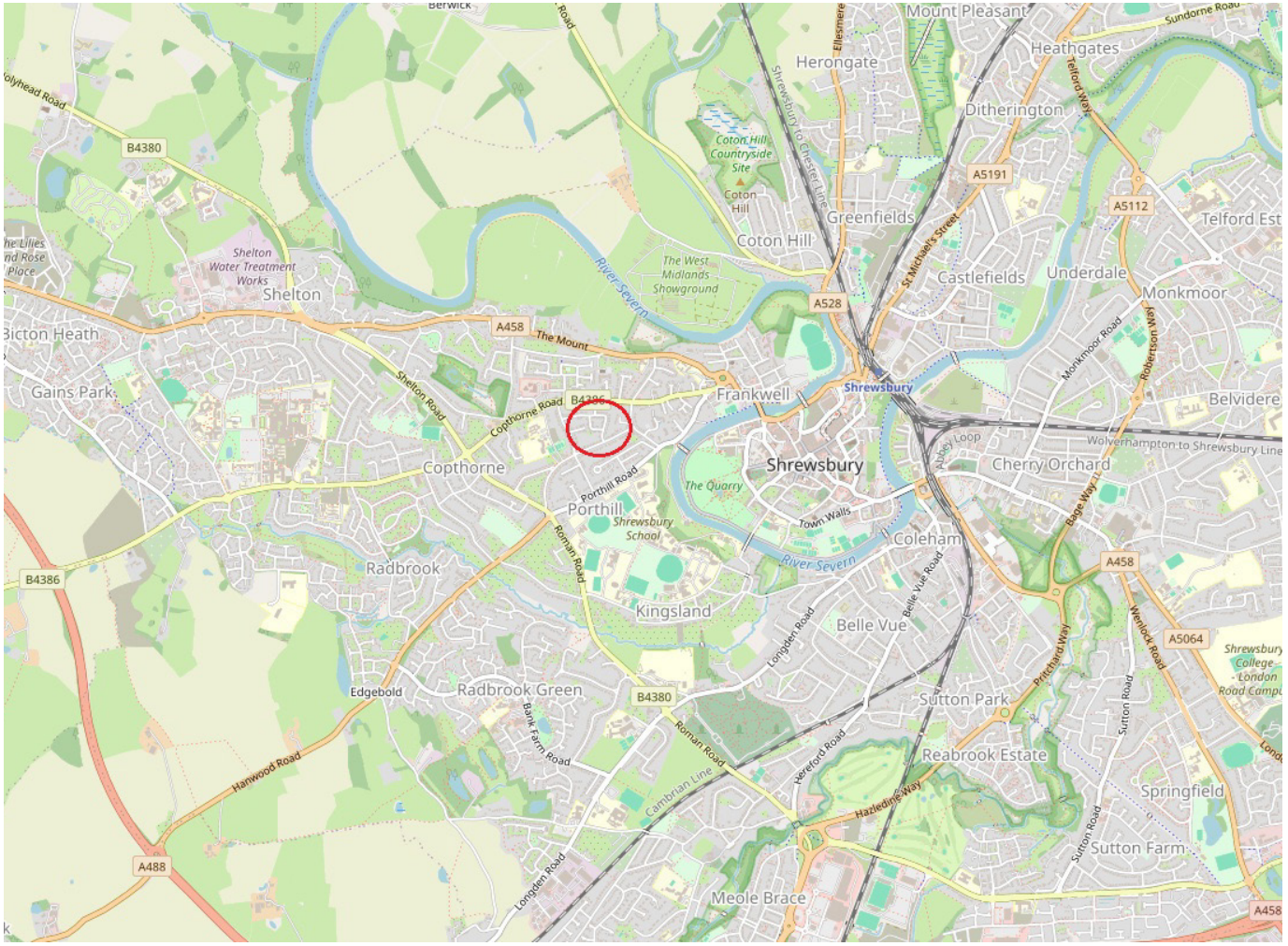
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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