



15 COPTHORNE DRIVE
SHREWSBURY | SY3 8RY





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Close to town amenities.

A SUPERBLY REMODELLED AND SIGNIFICANTLY IMPROVED THREE BEDROOM SEMI DETACHED FAMILY HOME OFFERING EXTENSIVE AND VERSATILE ACCOMMODATION WITH LANDSCAPED GARDENS.

Beautifully presented throughout
Remodelled and updated to an exceptional standard by the current owners
Wonderfully well proportioned sitting room together with a versatile snug/home office
Private driveway providing ample parking
Beautifully landscaped gardens together with a lovely private outdoor terrace ideal for entertaining



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3words: ///split.train.these

From Shrewsbury Town Centre proceed over the Welsh Bridge to the Frankwell roundabout taking the first exit and continue straight ahead along Copthorne Road. Once passed The Bricklayers public house take the 2nd left into Copthorne Drive, turn left again and the property will be seen on the then left hand side.

SITUATION

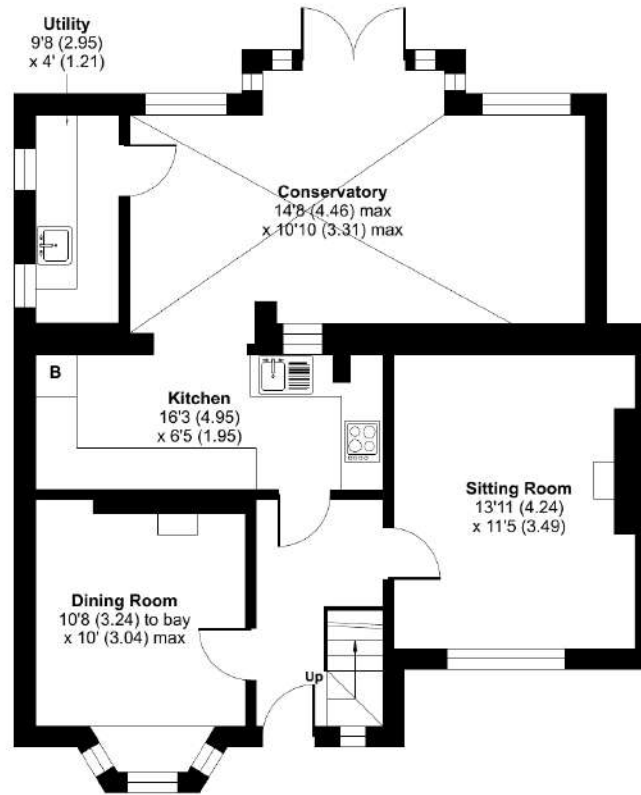
15 Copthorne Drive is situated within this highly desirable and incredibly popular residential location, regarded as one of Shrewsbury's most sought-after areas. The property is conveniently positioned within easy reach of the historic town centre together with a range of excellent amenities.

The area is particularly well served by highly regarded schools including Shrewsbury School and Shrewsbury High School, together with the Royal Shrewsbury Hospital. The Shrewsbury bypass is also readily accessible providing excellent links to the A5, M54 motorway network and the wider Midlands region.

PROPERTY

15 Copthorne Drive is a superb three bedroom semi-detached family home which has been thoughtfully remodelled and updated by the current owners to create an impressive and versatile family home finished to an excellent standard throughout.

The property is centred around the outstanding L-shaped kitchen/dining/family room which enjoys lovely views over the rear gardens and provides a wonderful open plan living environment, perfect for both modern family life and entertaining. The kitchen is fitted with an attractive range of wall and floor units together with ample preparation space and room for both dining and seating areas, whilst large windows and doors ensure

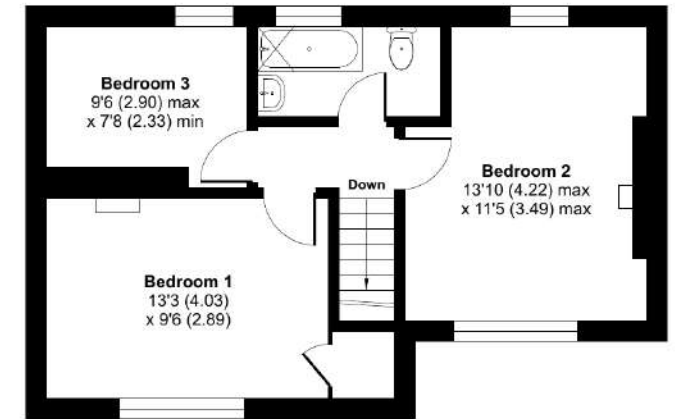


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1488277

Approximate Area = 1237 sq ft / 114.9 sq m

For identification only - Not to scale



FIRST FLOOR



the room is flooded with natural light and enjoys an excellent connection with the gardens beyond.

Complementing the living space is a wonderfully well proportioned sitting room together with a separate snug which offers excellent flexibility and could equally be utilised as a home office, playroom or additional reception room.

To the first floor are three well proportioned bedrooms together with a family bathroom.



OUTSIDE

To the front of the property is a private driveway providing ample parking together with access to the front entrance.

The beautifully landscaped rear gardens have been thoughtfully designed to create an attractive and private outdoor environment. A lovely paved terrace provides the ideal space for al fresco dining and entertaining whilst the remainder of the gardens are predominantly laid to lawn with well stocked borders and mature planting, all enjoying an excellent degree of privacy.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



