



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

239 Copthorne Road, Shrewsbury, SY3 8LP

£435,000 Region

To view this property please call us on **01743 236 800** Ref: T7857/SL/KQ

A much improved, modern, detached house which combines sleek design and functionality and comfort, situation in a highly desirable residential area.

This modern detached property provides well planned and well proportioned accommodation throughout and has been much improved by the current owners. Thanks to the open floor plan the living room, dining area and kitchen seamlessly blend into one another. Further enhanced by natural wood flooring and solid oak doors throughout. The accommodation benefits from gas fired central heating and double glazing.

The property is well placed in this popular residential area, close to excellent amenities which include local schools, shops, bus service to the town centre with its many fashionable bars and restaurants, Theatre Severn, the Quarry Park and Dingle Gardens and the Shrewsbury railway station. The property is also well placed within reach of the Royal Shrewsbury Hospital and access to the Shrewsbury by-pass.



INSIDE THE PROPERTY

ENTRANCE HALL

Built in cloaks cupboard

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

11'8" x 15'0" (3.56m x 4.57m)

Fireplace recess housing log burning stove

Picture window overlooking the front garden

OPEN-PLAN KITCHEN / DINING ROOM

12'0" x 18'0" (3.66m x 5.48m)

Glazed French doors opening to:

LARGE DOUBLE GLAZED CONSERVATORY

UTILITY ROOM

7'2" x 6'3" (2.18m x 1.91m)

FAMILY ROOM / OCASSIONAL BEDROOM 4

17'3" x 8'4" (5.26m x 2.54m)

Range of built in storage cupboards and wardrobes

From the entrance hall STAIRCASE rises to a FIRST FLOOR LANDING

BEDROOM 1

13'8" x 9'9" (4.17m x 2.97m)

Range of built in wardrobes extending the width of one wall

Window to the fore

BEDROOM 2

10'0" x 12'1" (3.05m x 3.68m)

Window overlooking the rear garden

BEDROOM 3

7'3" x 7'11" (2.22m x 2.41m)

Double door built in store cupboard

Side window

FAMILY BATHROOM

Luxuriously appointed with a free standing bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is set back from Copthorne Road and approached over a drive and forecourt providing ample parking and serving the reception area.

There is a neatly kept REAR GARDEN with an extensive decked terrace, providing an ideal outside entertaining space. Neatly kept lawn. The garden is well enclosed on all sides and enjoys a pleasant and sunny south facing aspect.

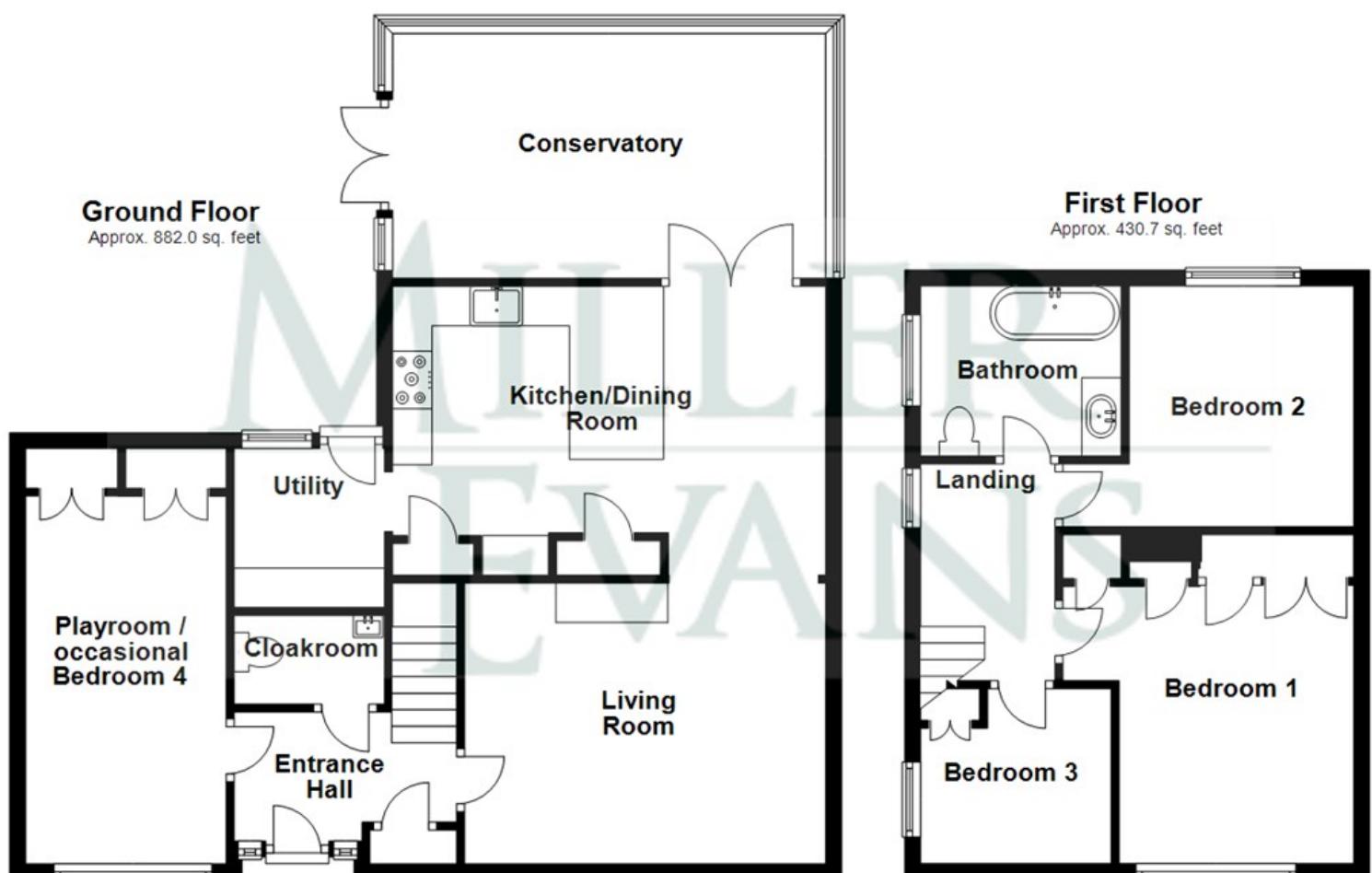








FLOOR PLANS ...

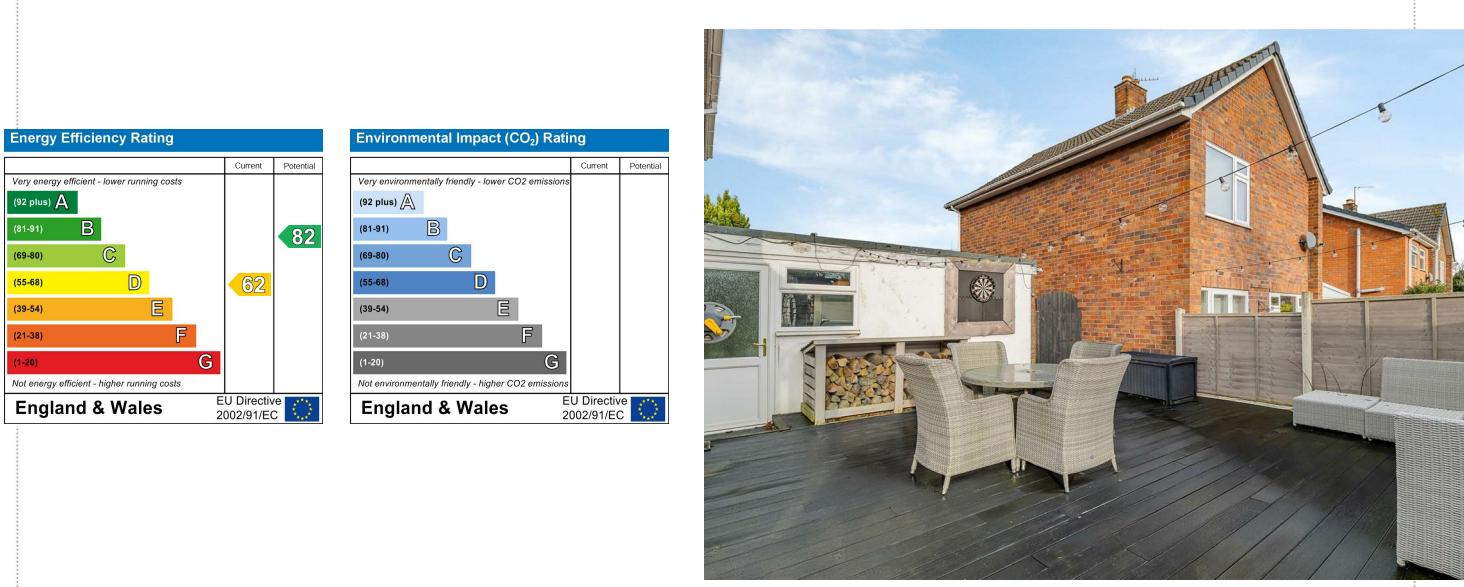


Total area: approx. 1312.7 sq. feet

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 onto Copthorne Road. Continue for some distance, where the property will be found set back on the left hand side.



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?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



The UK's number one property website

Head Office:
Residential Sales
4 Barker Street, Shrewsbury SY1 1QJ
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management
6 Claremont Hill, Shrewsbury SY1 1RD
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office
4 The Square, Church Stretton SY6 6DA
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