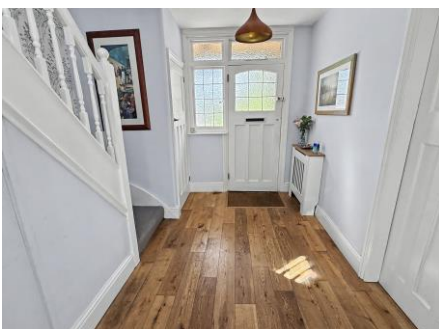




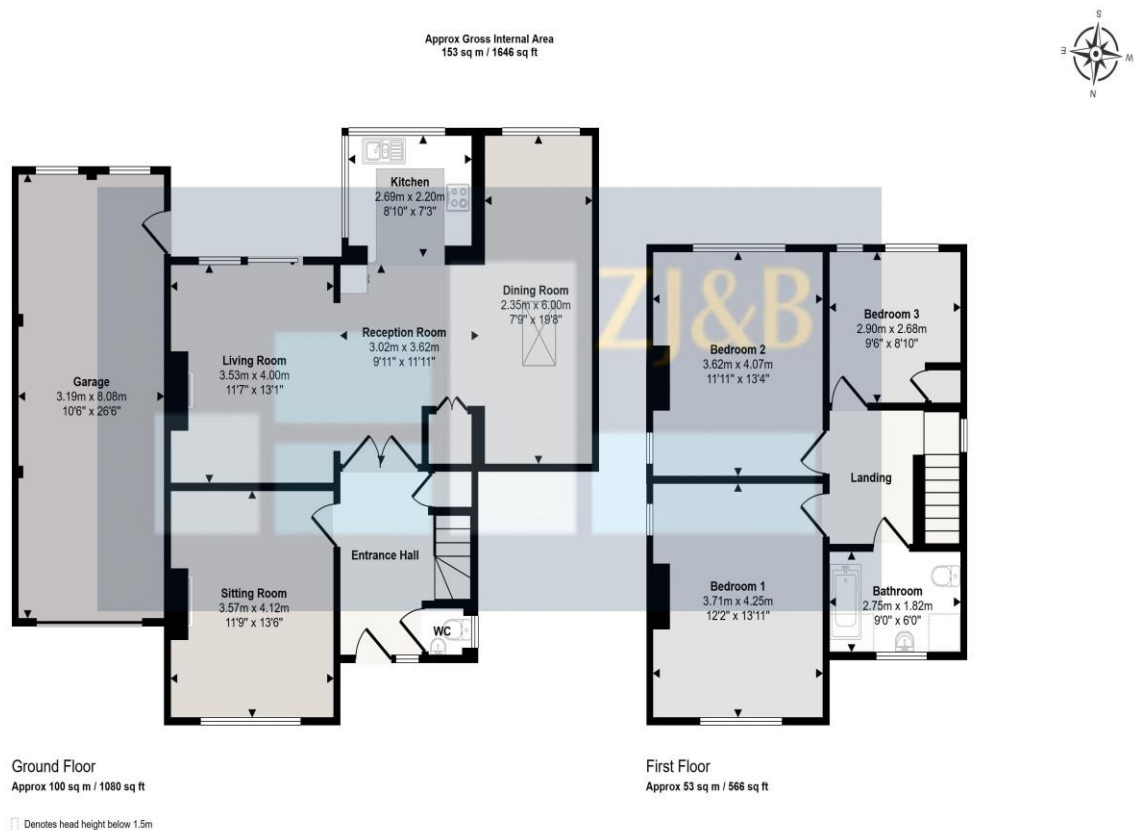
49 Mytton Oak Road, Copthorne, Shrewsbury, Shropshire, SY3 8UG

£550,000

**A totally renovated 3-bedroom detached house,
with a fabulous open-plan extension and landscaped rear garden.**



There is a lot more to this traditional detached house than meets the eye. The ground floor accommodation has been extended, providing exceptional space. The current owner has carried out a total refurbishment of the accommodation throughout, including a new boiler, and the property enjoys a great location in the town, close to the Royal Shrewsbury Hospital and well-renowned local schools, good local amenities and convenient for the town centre and external road networks. To the front is an in-and-out block paved driveway; there is an electric charging point and access to the garage. The feature porch with period door leads to the generous entrance hall, with quality oak flooring, and guest WC. The sitting room to the front provides a lovely space to read or watch TV beside a fireplace with coal-effect gas fire. From the hall, double glass doors lead through to the showpiece of the house, an amazing open-plan space having been cleverly designed to provide 3 distinct areas. The first, to the left, is the living area with wood stove set to a slate hearth with cupboard and shelving set to alcoves to either side. The kitchen has been completely refitted with quality units, integrated fridge/freezer, oven and hob with hood above and range of windows overlooking the garden. There is also a clever utility cupboard. The dining area will accommodate a substantial table, and there is a feature window with seating overlooking the garden. The staircase leads to a generous landing. The main double room is to the front of the property; the second bedroom, to the rear, has a range of wardrobes and dual-aspect windows. The third bedroom is a further double room with a built-in cupboard, and the bathroom has an upgraded 3-piece suite including an overhead shower and dormer window. The lovely rear garden, which has been landscaped and remodelled, is approached onto timber decking with a tiled path leading onto a generous, paved seating area. The central garden is lawned with a variety of borders containing shrubs, grasses and trees; there is a timber shed to one corner, and the garden is enclosed by timber fencing.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)

49 Mytton Oak Road SHREWSBURY SY3 8UG	Energy rating D	Valid until: 3 August 2036
		Certificate number: 0543-3065-8208-5456-1204

Property type	Detached house
Total floor area	128 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-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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



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Council Tax Band D

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.

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

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

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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