



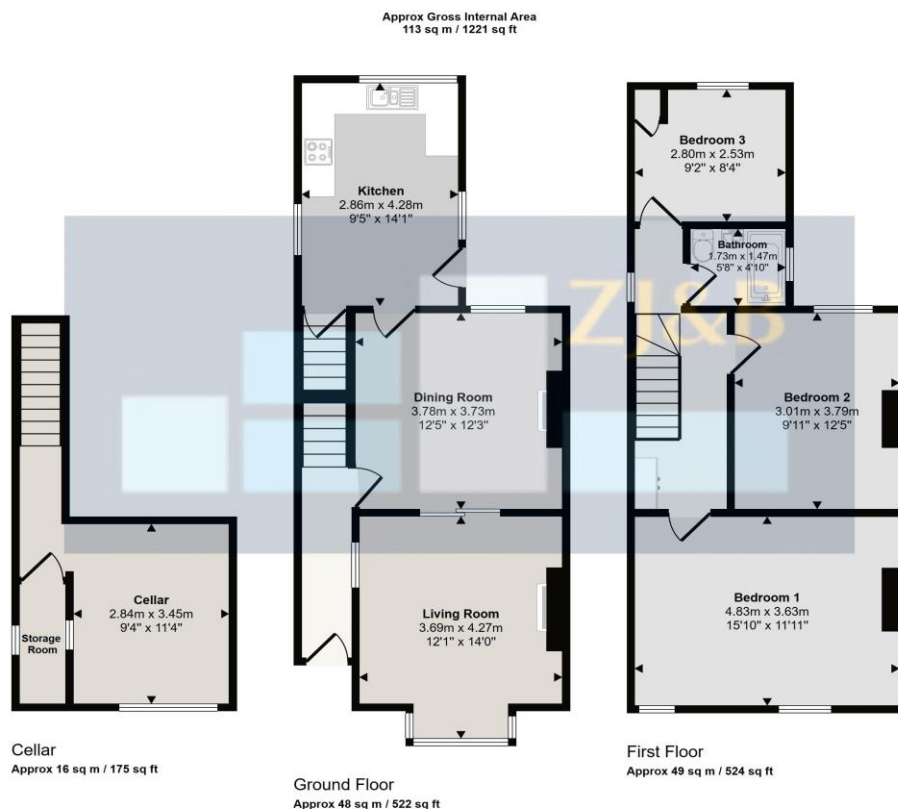
63 Copthorne Road, Copthorne, Shrewsbury, Shropshire, SY3 8NW

£285,000

A spacious three-bedroom period end-of-terrace property, occupying a highly desirable position within the popular area of Copthorne.



An exciting opportunity to acquire a spacious three-bedroom period end-of-terrace property, occupying a highly desirable position within the popular Copthorne area of Shrewsbury. The property offers generously proportioned accommodation with plenty of period character and represents an excellent opportunity for buyers looking to create a home to their own specification. Whilst requiring a programme of refurbishment and modernisation, the size, location and potential of the property make it particularly appealing. The accommodation includes spacious reception areas and kitchen facilities, together with three well-proportioned bedrooms and bathroom accommodation. A useful cellar provides valuable additional space and further enhances the versatility of the property. Externally, a particularly rare feature is the off-road parking to the rear, a real advantage for a period property in this location. Copthorne is one of Shrewsbury's most established and sought-after residential areas, with the property conveniently positioned for a wide range of local amenities. Shrewsbury town centre is within walking distance, providing an excellent selection of independent shops, restaurants, cafés and leisure facilities. The beautiful The Quarry is also within easy reach.



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)																																			
63 Copthorne Road SHREWSBURY SY3 8NW	Energy rating	Valid until:	17 August 2036																																
	D	Certificate number:	7036-6528-1600-0873-5292																																
Property type		End-terrace house																																	
Total floor area		89 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).																																			
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.																																			
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td>81 B</td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>63 D</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B		81 B	69-80	C			55-68	D	63 D		39-54	E			21-38	F			1-20	G			The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60	
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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.

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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Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

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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