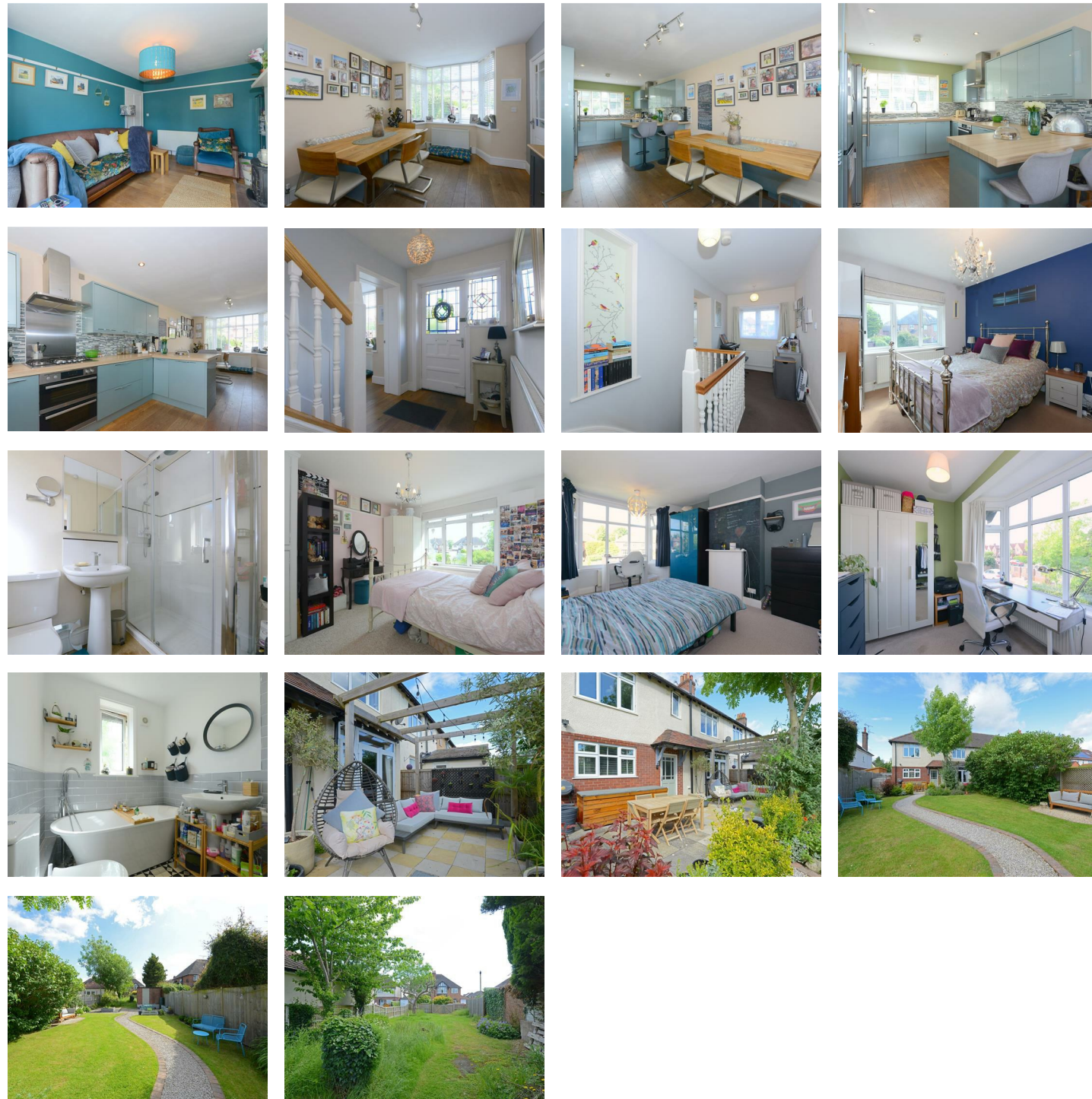


49 Shelton Road, Copthorne, Shrewsbury, Shropshire,
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Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £425,000

Viewing: strictly by appointment through the agent

An attractive, much improved, well presented and spacious period bay fronted four bedroom end of terrace house. The property occupies a generous size plot and is situated within this highly desirable residential location, within walking distance of tranquil riverside walks within the Quarry Park and the Shrewsbury town Centre. The property is also well situated for access to an array of excellent amenities, highly regarded schooling and the local bypass which links up to the motorway network. Early viewing comes highly recommended by the selling agent

The accommodation briefly comprises of the following: Reception hallway, bay fronted sitting room, lounge, impressive re-fitted kitchen/diner, laundry room, cloakroom, first floor landing having master bedrooms with ensuite shower room, three further bedrooms, re-fitted family bathroom, generous size tarmacadam driveway providing ample off street parking for a number of vehicles, detached brick built garage, large southerly facing rear enclosed gardens, sought after residential location.

The accommodation in greater detail comprises:

Original stained glazed leaded wooden entrance door with matching window to side gives access to:

Reception hallway
Having oak wooden flooring, radiator, understairs storage cupboard.

Door from reception hallway gives access to:

Bay fronted sitting room
13'2 max into bay x 10'9
Having UPVC double glazed bay window to front, TV aerial point, radiator, partially exposed brick hearth with timber surround, picture rail.

Door from reception hallway gives access to:

Lounge
13'10 x 10'7
Having UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side and above, oak wooden flooring, attractive wood burning stove, picture rail, radiator.

Part glazed wooden door from reception hallway gives access to:

Modern re-fitted bay fronted kitchen/diner
24'11 x 10'1
The dining area comprises: UPVC double glazed bay window to front, two radiator, oak wooden flooring.

The kitchen area comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, integrated AEG double oven and five ring stainless steel gas hob with AEG cooker canopy over, integrated Hotpoint dishwasher, space for American style fridge freezer, pull out larder style storage cupboards, fitted wooden style worktops with inset ceramic 1 1/2 sink drainer unit with mixer tap over, oak wooden flooring, recessed spotlights to ceiling, tiled splash surrounds, UPVC double glazed window to rear.

Wooden framed door from kitchen/diner gives access to:

Laundry room
5'9 x 5'2
Having fitted store cupboards, wooden style fitted worktop, wall mounted gas fired central heating boiler, quarry tiled floor, space for washing machine, radiator, sealed unit double glazed door giving access to rear of property.

Part glazed door from laundry room gives access to:

Cloakroom
Having low flush WC, eye level storage cupboard, wash hand basin with tiled splash surround, quarry tiled floor, radiator, extractor fan to ceiling.

From reception hallway stairs rise to:

First floor landing
Having UPVC double glazed window to front, radiator.

From first floor landing doors then give access to: Four bedrooms and re-fitted family bathroom.

Bedroom one
12'3 excluding recess x 10'2
Having UPVC double glazed window to rear, loft access.

Door from bedroom one gives access to:

Ensuite shower room
Having a modern suite comprising: Double width tiled shower cubicle with drench shower over, low flush WC, pedestal wash hand basin, UPVC double glazed window to side, wood effect flooring, spotlights to ceiling, wall mounted extractor fan.

Bedroom two
11'9 x 10'9
Having UPVC double glazed window to rear, radiator, cupboard housing pressurised water system, picture rail.

Bedroom three
13'9 max into bay x 10'10
Having UPVC double glazed window to front, radiator, picture rail.

Bedroom four
10'1 x 7'10 max into bay
Having UPVC double glazed bay window to front, radiator.

Re-fitted family bathroom
Having a modern suite comprising: free standing bath with mixer tap over and handheld shower attachment off, corner tiled shower cubicle with drench shower over, pedestal wash hand basin, low flush WC, attractive period style floor covering, part tiled to walls, wall mounted extractor fan, recessed spotlights to ceiling.

Outside
To the front of the property there is a large tarmacadam driveway providing ample off street parking for a number of vehicles. There is then a brick edged small garden area with borders containing mature shrubs and bushes.

Gated pedestrian side access then leads to the property's:

Fantastic rear gardens
Being generous in size and comprising: paved patio area with timber pergola, outside cold tap and security lights, lawn garden sections, brick edged paved pathway, detached brick built garage, gated rear access leading onto Kenwood Drive, variety of mature, shrubs, plants, bushes and trees. The rear gardens are enclosed by fencing and have a southerly facing aspect.

Services
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

