

8 Copperfield Drive, Mytton Oak Farm, Copthorne,
Shrewsbury, Shropshire, SY3 8ZD

www.hbshrop.co.uk



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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:

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Offers In The Region Of £249,995

Viewing: strictly by appointment through the agent

Occupying a pleasant cul-de-sac position within this favoured residential location, this is a much improved, well presented and deceptively spacious three bedroom end of terrace house. The property is situated within this desirable residential location within close proximity to excellent local amenities, highly regarded schooling, the Quarry park with tranquil riverside walks and medieval town centre of Shrewsbury. Commuters will be pleased to know that access to the local bypass is readily assessable which then links up to the M54 motorway network. Early viewing comes highly recommended by the selling

The accommodation briefly comprises of the following: Entrance vestibule, lounge, attractive kitchen/diner, first floor landing, three bedrooms, re-fitted bathroom, front and low maintenance side and rear gardens, driveway, good size garage. The vendors informs us that the property has been re-wired and re-plumbed and the gas fired central heating system is approximately 18 months old.

The accommodation in greater detail comprises:

Replacement entrance door gives access to:

Entrance vestibule

Arch from entrance vestibule gives access to:

Lounge

13'10 max into staircase recess reducing down to 1
Having UPVC double glazed window to front, radiator, LED recessed spotlights to ceiling.

Wooden framed glazed door from lounge gives access to:

Modern kitchen/diner

13'9 x 9'3
The dining area comprises: tiled effect flooring, UPVC double glazed door to side, UPVC double glazed French doors giving access to rear gardens, radiator.

The kitchen area comprises: A range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset four ring Neff hob with stainless steel cooker canopy over, integrated oven, space for upright fridge freezer, tiled splash surrounds, UPVC double glazing window to rear, tiled effect flooring.

From lounge stairs rise to:

First floor landing

Having UPVC double glazed window to side, radiator, loft access.

Doors from first floor landing then give access to:
Three bedrooms and re-fitted bathroom.

Bedroom one

11'5 x 7'9
Having UPVC double glazed window to front, radiator.

Bedroom two

9'3 x 7'9
Having UPVC double glazed window to rear, radiator.

Bedroom three

8'7 max reducing down to 7'0 x 5'10
Having UPVC double glazed window to front, fitted store cupboard, radiator.

Re-fitted bathroom

Having a modern suite comprising: P shaped panel bath with electric over, glazed shower screen to side, wash hand basin set to vanity unit with mixer tap over and storage cupboard below, WC with hidden cistern, vinyl tiled effect floor covering, extractor fan and recessed spotlights to ceiling, towel rail.

Outside

To the front of the property there is lawn garden areas with paved pathway giving access to front door. A secondary paved pathway leads to a gated access which in turn leads to the property's side and rear gardens having artificial lawn, raised decked area, outside lighting point, cold tap and electricity point. To the rear of the property there is a tarmac driveway which gives access to:

Garage

Having twin timber door, glazed window to rear and UPVC double glazed service door to side.

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 B

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).

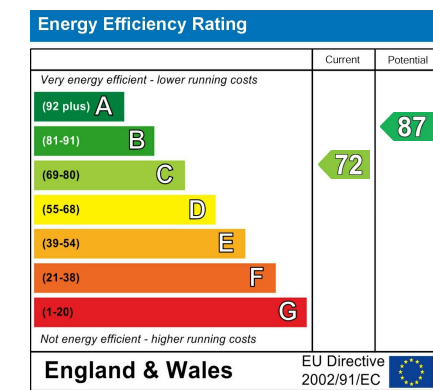
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Disclaimer

Any areas / measurements are approximate only

and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

