HOLLAND BROADBRIDGE

The Property Ombudsman

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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

HOLLAND BROADBRIDGE

1 Mornington Close, Copthorne, Shrewsbury, Shropshire, SY3 8XN

www.hbshrop.co.uk









Offers In The Region Of £445,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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1 Mornington Close, Copthorne, Shrewsbury, Shropshire, SY3 8XN








Occupying a pleasing position, within this desirable residential location, this is a spacious, well presented and improved four double bedroom detached house. The property is within easy reach of highly regarded local schooling, excellent amenities and is within walking distance of the Shrewsbury town centre. Commuters will be pleased to know that access is readily accessible to the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, cloakroom, lounge, separate dining room, refitted kitchen, refitted utility room, first floor landing, four double bedrooms, refitted family bathroom, separate refitted shower room, front and well established good size rear enclosed gardens, generous driveway, garage, UPVC double glazing, gas fired central heating, desirable residential location.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

Entrance porch
Having UPVC double glazed window to side, tiled floor, wooden framed glazed door from entrance porch gives access to:

Reception hallway
Having radiator, wall mounted heating control panel, service door to garage, useful understairs recess.

Door from reception hallway gives access to:

Cloakroom
Having low flush WC, wash hand basin with mixer tap over and storage cupboard below, UPVC double glazed window to front, tiled floor, radiator.

Door from reception hallway gives access to:

Lounge
14'9 x 13'9
Having UPVC double glazed window to front, radiator, contemporary log effect electric fire, radiator, coving to ceiling.

Sliding doors from lounge gives access to:

Dining room
11'5 x 9'7
Having UPVC double glazed window to rear, radiator, coving to ceiling.

Door from dining room and part glazed door from reception hallway gives access to:

Refitted kitchen
11'10 x 9'6
Having eye level and base units with built-in cupboards and drawers, integrated Neff double oven, space for dishwasher, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, integrated fridge, four ring gas hob with concealed cooker canopy over, tiled splash surrounds, vinyl floor covering, UPVC double glazed window to rear, wall mounted extractor fan.

Door from refitted kitchen gives access to:

Refitted utility room
9'7 x 6'11
Having replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, space for American style fridge freezer, UPVC double glazed window to side, UPVC double glazed door giving access to rear gardens, space for washing machine, vinyl wood effect floor covering.

From reception hallway stairs rise to:

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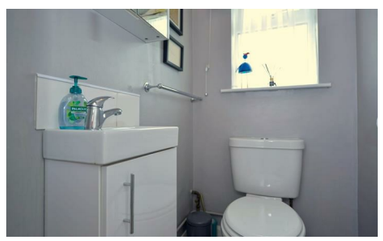










First floor landing
Having loft access, cupboard housing pressurised water system.

Doors from first floor landing then give access to; Four bedrooms, family bathroom and separate shower room.

Bedroom one
14'11 x 13'9
Having UPVC double glazed window to front, radiator, fitted wardrobe with centralised dressing table and eye level storage cupboards above.

Bedroom two
11'9 x 9'0
Having fitted double wardrobes with eye level storage cupboards above, wood effect flooring, UPVC double glazed window to front, radiator.

Bedroom three
11'1 x 9'8
Having fitted double wardrobe, UPVC double glazed window to rear, radiator.

Bedroom four
9'11 x 8'11
Having UPVC double glazed window to rear, radiator.

Refitted family bathroom
Having a three piece suite comprising: Large panel bath with shower attachment off taps, WC with hidden cistern, wash hand basin set to vanity unit with storage cupboards and drawers below, part tiled to walls, vinyl tiled effect floor covering, UPVC double glazed window to rear.

Refitted shower room
Having tiled shower cubicle with drench shower over and hand-held shower attachment off, wall hung wash hand basin, low flush WC, heated chrome style towel rail, vinyl wood effect floor covering, mirror fronted bathroom cabinet, recessed spotlights and extractor fan to ceiling.

Outside
To the front of the property there is a lawn garden with mature bushes, low maintenance stone sections, paved pathway giving access to front door. To the side of this there is a generous tarmacadam driveway providing ample off street parking for a number of vehicles. From the driveway access is given to:

Garage
19'2 x 8'11
Having electrically operated up and over door, glazed window to side, wall mounted gas fired central heating boiler.

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

Good size rear gardens
Having generous size paved patio area with outside cold tap. Paved pathway then leads to a paved and stoned sun terrace, lawn gardens, mature apple tree, well stocked borders containing a variety of shrubs, plants and bushes. The rear gardens are enclosed.

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 E

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.

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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.

