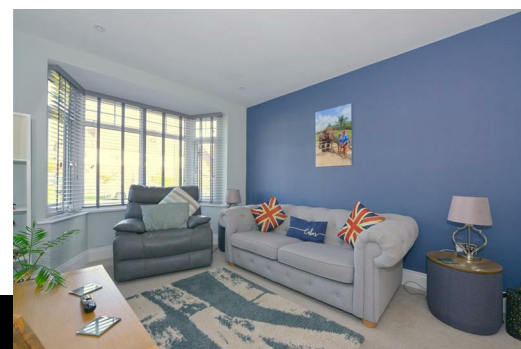


99 Oakfield Road, Copthorne, Shrewsbury, Shropshire, SY3
8AN

www.hbshrop.co.uk



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
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Offers In The Region Of £595,000

Viewing: strictly by appointment
through the agent

Occupying a generous size plot within the highly desirable residential area of Copthorne, this impressive four bedroom semi detached house has been improved and upgraded to high standard back to brick renovation since 2024" by the current owners, creating a stylish, spacious and beautifully presented home that is ready to move in to. The property offers well proportioned and versatile accommodation, perfectly suited to modern family living, with a tasteful interior and a finish that reflects the care and attention invested throughout. The generous plot further enhances the appeal, providing excellent outdoor space to complement the attractive internal accommodation. Copthorne is wildly regarded as one of Shrewsbury most sought after residential locations, particularly popular with families due to its proximity to a selection of well regarded local schools, everyday amenities and the extensive facilities of the Shrewsbury town centre. The area also benefits from convenient walking distance access to the towns historic town centre and tranquil riverside walks within the Quarry park. Combining a desirable location, generous proportioned and a high standard of presentation, this appealing home represented an excellent opportunity for purchasers seeking a quality family property in one of Shrewsbury's most established and popular residential locations. Early viewing is highly recommended.

The accommodation briefly comprises of the followi

Entrance hallway, refitted cloakroom, bay fronted lounge, impressive open plan refitted kitchen/diner/family with built-in appliances, utility room, first floor landing having three good size bedrooms (two of which have air conditioning units) luxury refitted family bathroom, second floor landing, master bedroom (with fitted air conditioning unit) walk-in wardrobe/ dressing, recently appointed ensuite bathroom, generous size brick edged tarmacadam driveway, detached brick built good size garage, well established westerly facing rear enclosed gardens, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Replacement composite double glazed entrance door gives access to:

Entrance hallway

Having decorative leaded/stained effect UPVC double glazed window, antique style radiator, LVT wood effect flooring, understairs recess.

Door from hallway gives access to:

Refitted cloakroom

Comprising: Low flush WC, Roca wash hand basin with mixer tap over and storage cupboard below, LVT wood effect flooring, radiator, contemporary tiled splash surround, recessed spotlights and extractor fan to ceiling.

Door from entrance hallway gives access to:

Bay fronted lounge

13'6 max into bay x 9'8

Having walk-in bay with UPVC double glazed window to front, antique style wall hung radiator, recessed spotlights to ceiling

Doors from entrance hallway gives access to:

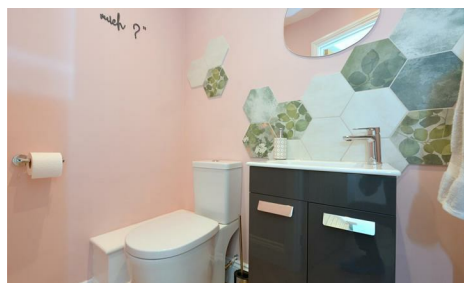
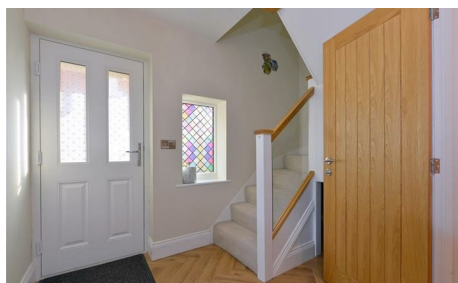
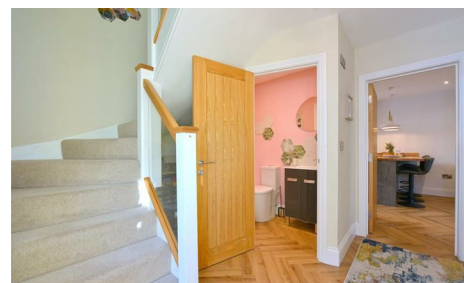
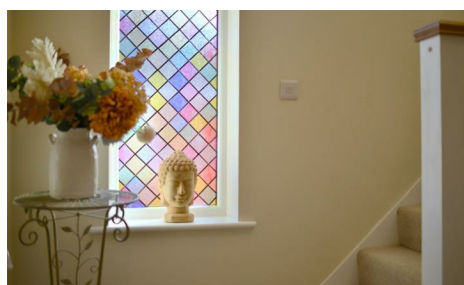
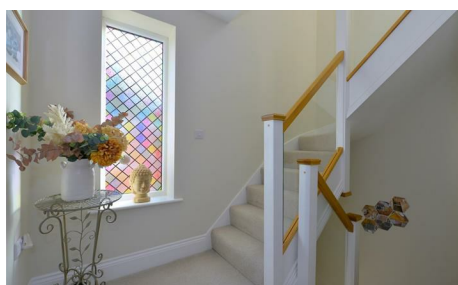
Impressive open plan refitted kitchen/diner/family

27'3 x 10'9 max reducing down to 9'6 min

The dining/family area comprises: UPVC double glazed window to front, antique style radiator, LVT wood effect flooring, feature wood burning stove with inset timber above, recessed spotlights to ceiling. The kitchen area comprises: A range of bespoke contemporary eye level an base unis with built-in -cupboards and drawers, fitted Quartz worktops with inset sink and mixer tap over, four ring AEG induction hob with cooker canopy over, integrate AEG oven with combination microwave open above, space for American style fridge freezer, integrated Neff dishwasher, pull-out parasol larder unit, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, wall hung antique style radiator, LVT wood effect flooring, recessed spotlights to ceiling.

Door from kitchen/diner/family room gives access to:





Refitted utility room

10'6 x 5'1

Having fitted wooden style worktops with inset ceramic sink with mixer tap over, wine cooler, storage cupboard, wall mounted gas fired central heating boiler, UPVC double glazed window to rear, UVC double glaze door giving access to rear gardens, cupboard housing electricity consumer unit, useful open fronted recess, radiator, LVT wood effect flooring.

From entrance hallway stairs rise to:

First floor landing

Having stained glazed leaded effect UPVC double glazed window to side.

From first floor landing door gives access to: Three good size bedrooms and luxury refitted family bathroom.

Bedroom two

11'4 x 9'3

Having UPVC double glazed window to front, radiator, wall mounted air conditioning unit.

Bedroom three

11'4 x 11'2

Having UPVC double glazed window to front, radiator, wall mounted air conditioning unit.

Bedroom four

10'0 x 7'3

Having UPVC double glazed window to rear, radiator.

Luxury refitted family bathroom

Having a roll top style bath with mixer shower over and glazed shower screen to side, wall mounted wash hand basin with mixer tap over and storage drawer below, low flush WC, period style vinyl floor covering, heated chrome style towel rail, wall mounted non touch mirror, UPVC double glazed window to rear, recessed spotlights and extractor fan to ceiling.

From first floor landing stairs rise to:

Second floor landing

having UPVC double glazed window with a pleasing aspect to rear.

From second floor landing door gives access to:

Bedroom one

17'1 x 10'0 max reducing down to 8'0 min

Having UPVC double glazed window with a pleasing aspect to rear, radiator, wall mounted air conditioning unit, double glazed roof window with fitted blind. From bedroom one sliding door gives access to:

Walk-in wardrobe/dressing area

From walk-in wardrobe/dressing area door gives access to:

Beautifully appointed refitted ensuite bathroom

Having superior four piece suite comprising: large walk-in tiled shower cubicle with drench shower over plus additional wall mounted mixer shower, wash hand basin with mixer tap over and storage cupboards below, low flush WC, contemporary oval shape panel bath, recessed spotlights to ceiling, extractor fan, wall mounted heated towel rail, double glazed roof window, LVT wood effect underfloor heating, wall mounted non touch mirror.

Outside

To the front of the property there is a generous brick edged tarmac driveway which gives access to the side of the property and provides ample off street parking for a number of vehicles. From the driveway access is then given to a :

Detached brick built garage

Having up and over door, pitched tiled roof, glazed window to side.

The garage has electric, water and sewage connected along with planning and drawings for a self contained annex conversion.

In between the house and garage, access is given to:

Landscaped rear gardens

Having a recently re-laid large paved sun terrace/patio area with a custom made open fronted cupboard area with fitted power (this area making it an ideal space for entertaining/outside cooking). Access is then given to a lawn garden with low maintenance stone sections, small vegetable plot, potting shed with adjoining log store, glazed greenhouse, mature fruit tree, shrubs, plants and conifers. The rear gardens offer a westerly facing aspect and 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 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.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

