



SAMUEL WOOD

17 Stokes Close, Copthorne, Shrewsbury, Shropshire, SY3 8FA

Asking Price £450,000



# 17 Stokes Close

Copthorne, Shrewsbury, Shropshire, SY3 8FA



- Beautifully Presented Family Home
- En-Suite To Master
- High Specification Kitchen Diner
- Integral Garage & Driveway
- Gas Central Heating
- Three Generously Sized Bedrooms
- Spacious Reception Room
- Landscaped South Facing Rear Garden
- Highly Sought After Location
- EPC Rating B

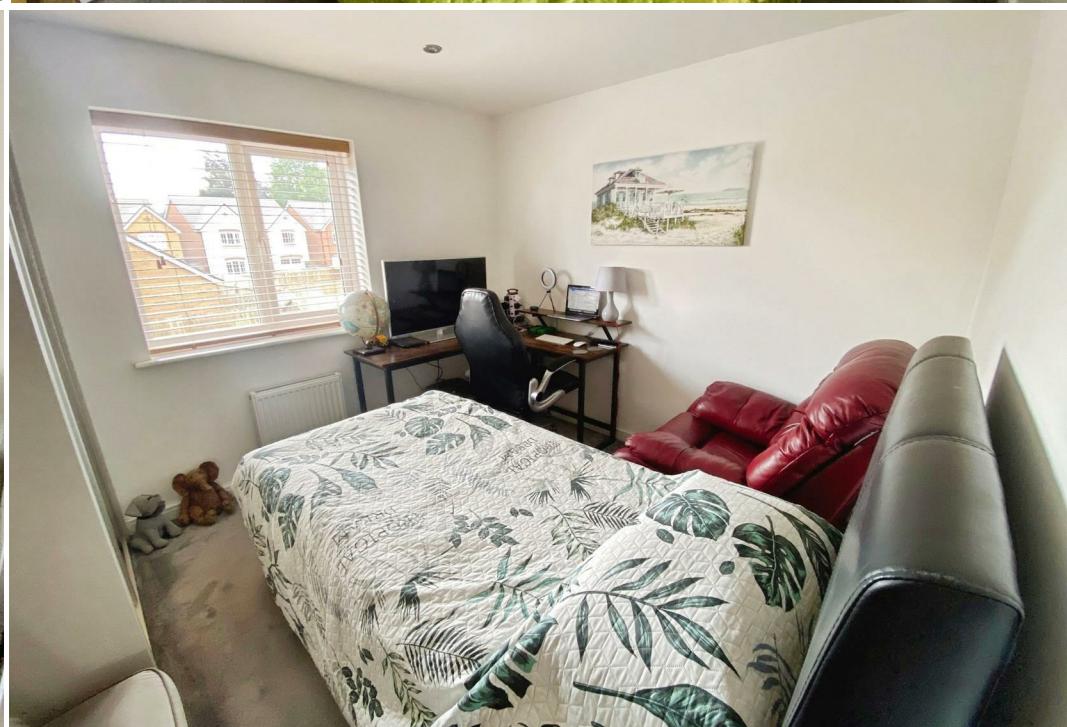
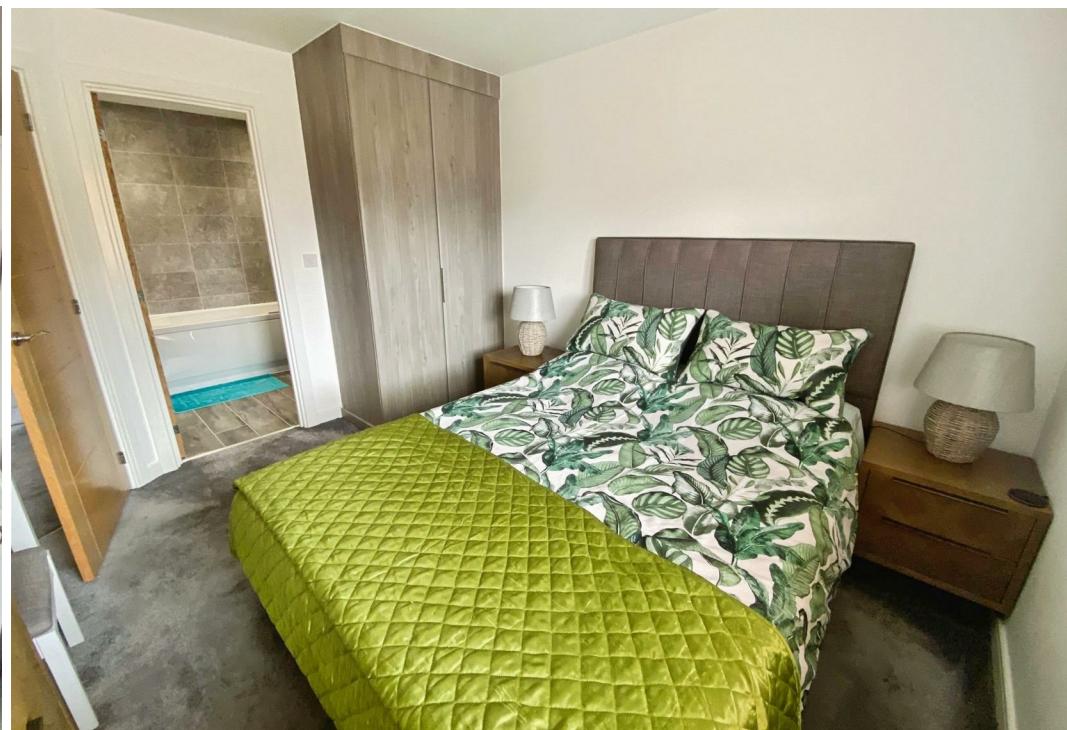
Samuel Wood is delighted to offer for sale this beautifully presented three bedroom detached family home on Stokes Close in Copthorne, Shrewsbury. Occupying a desirable position the modern property finished to the highest specification boasts spacious contemporary living combined with an improved south facing rear garden, multi vehicle driveway and garage. Set in one of Shrewsbury's most sought after suburbs of Copthorne which is walkable to the town centre. Stokes Close is also nearby to excellent amenities including, shops, pubs, restaurants, cafes, the quarry, gyms, scenic river walks, within fantastic school catchment and practical road links. Viewing is highly recommended by the selling agent.

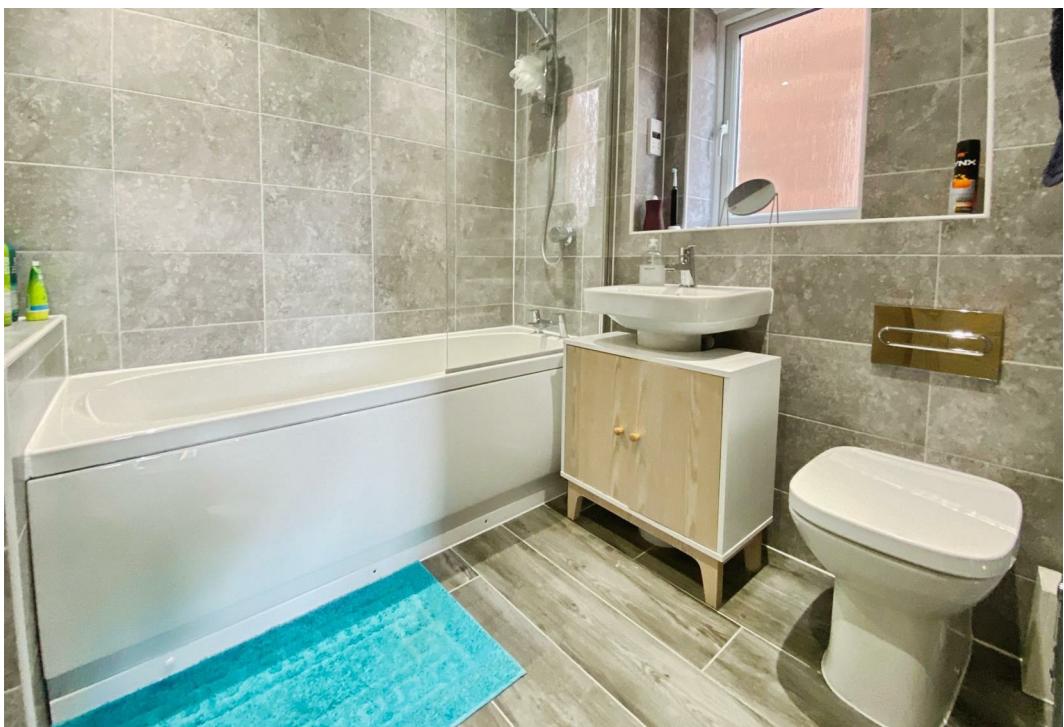
17 Stokes Close in Copthorne, Shrewsbury is a beautifully presented, modern detached three-bedroom family home finished to an exceptional standard. The ground floor features a welcoming entrance porch leading into a spacious and stylish living room. From here, a hallway provides access to a contemporary cloakroom and the heart of the home a high-spec open-plan kitchen and dining area. This space is designed with both function and style in mind, boasting sleek finishes and grey slate wood-effect tile flooring and the double cooker, dishwasher, washing machine and fridge freezer are all integrated. Double doors open directly onto the rear patio, seamlessly connecting indoor and outdoor living.

Upstairs, the property offers three generously proportioned bedrooms all with fitted wardrobes, ideal for a growing family or accommodating guests. The main bedroom benefits from its own modern en-suite shower room, while the remaining bedrooms share a well-appointed family bathroom, accessible from the double bedroom and central landing which has a storage area. Quality materials are evident throughout, with internal oak and glass doors enhancing the home's contemporary and elegant feel.

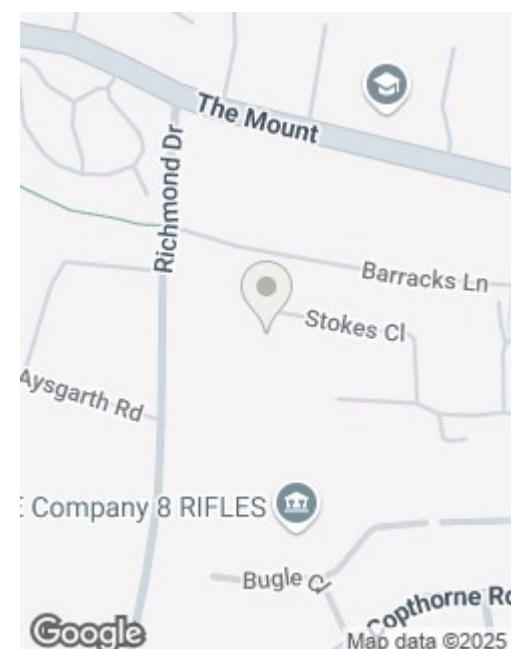
Externally, 17 Stokes Close continues to impress with a landscaped south facing rear garden with improved patio perfect for relaxing or entertaining. Gated side access ensures convenience and privacy, while the front of the property offers a multi-vehicle driveway leading to an integral garage. The combination of attractive design, high-quality finishes, and practical features makes this home an outstanding opportunity in the sought-after Copthorne area of Shrewsbury.







## Directions



Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 9Mbps, Superfast 42Mbps & Ultrafast 1800Mbps

\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

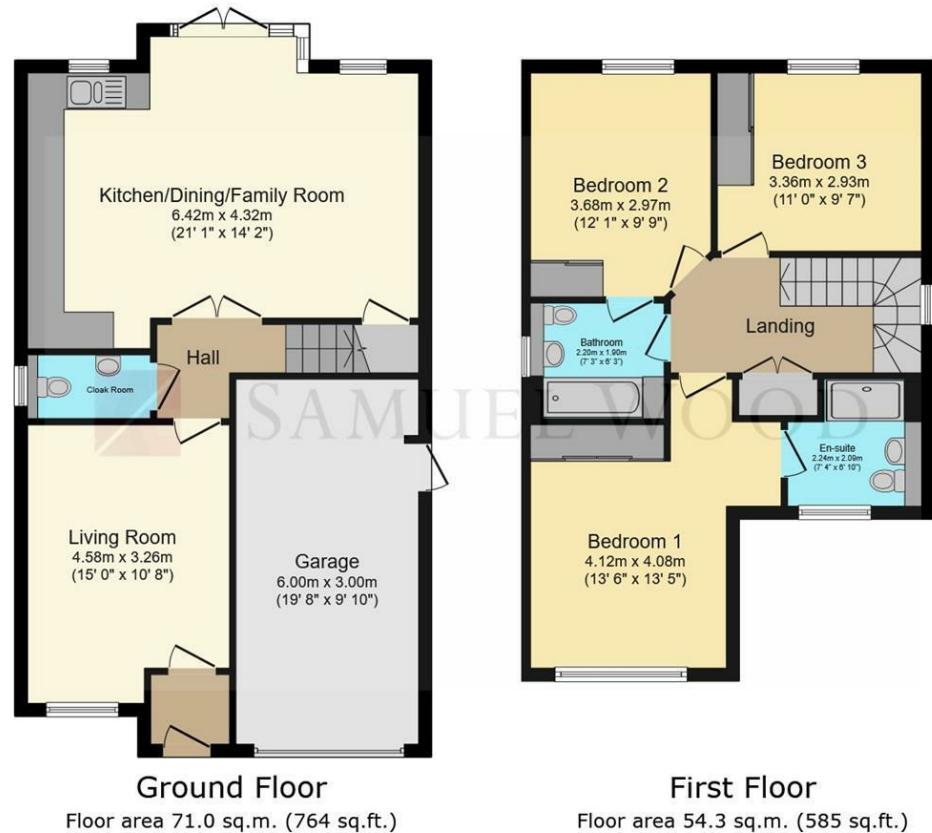
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes.





## Floor Plans



**Total floor area: 125.4 sq.m. (1,349 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or missstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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