



SAMUEL WOOD

3 Mossbank Way, Copthorne, Shrewsbury, Shropshire, SY3 8XW

Price Guide £395,000



3 Mossbank Way

Copthorne, Shrewsbury, Shropshire, SY3 8XW



- Dornier Detached Property
- Two Reception Rooms
- Living Room with Bi-Fold Doors
- Garage & Driveway Parking
- Enclosed Rear Garden
- Four Bedrooms
- Ground Floor Shower Room
- First Floor Principal Bathroom
- Gas Central Heating & Double Glazing
- EPC Rating C

Providing excellent, substantially improved accommodation with a brand new roof, extended first floor accommodation, refitted ground floor shower room and installation of bi-fold living room doors. This versatile detached property with no upward chain is located in this favoured residential area and interior viewing is recommended.



Reception Vestibule

Spacious Reception Hall

Living Room 11'11" x 21'7" (3.65m x 6.6m)

Dining Room 8'6" x 11'9" (2.6m x 3.6m)

Kitchen 16'4" x 9'10" (4.99m x 3m)

Ground Floor Bedroom 4 10'10" x 11'2" (3.30m x 3.40m)

Ground Floor Shower Room

Landing

Bedroom 1 14'1" x 13'9" (4.3m x 4.2m)

Bedroom 2 10'9" x 12'1" (3.3m x 3.7m)

Bedroom 3 11'4" x 8'10" (3.46m x 2.7m)

Family Bathroom



Garage 21'7" x 8'10" (6.6m x 2.7m)

Services at the property

The property has mains gas, mains electricity, mains water and mains drainage.

Tenure

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 Fees

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.





Directions

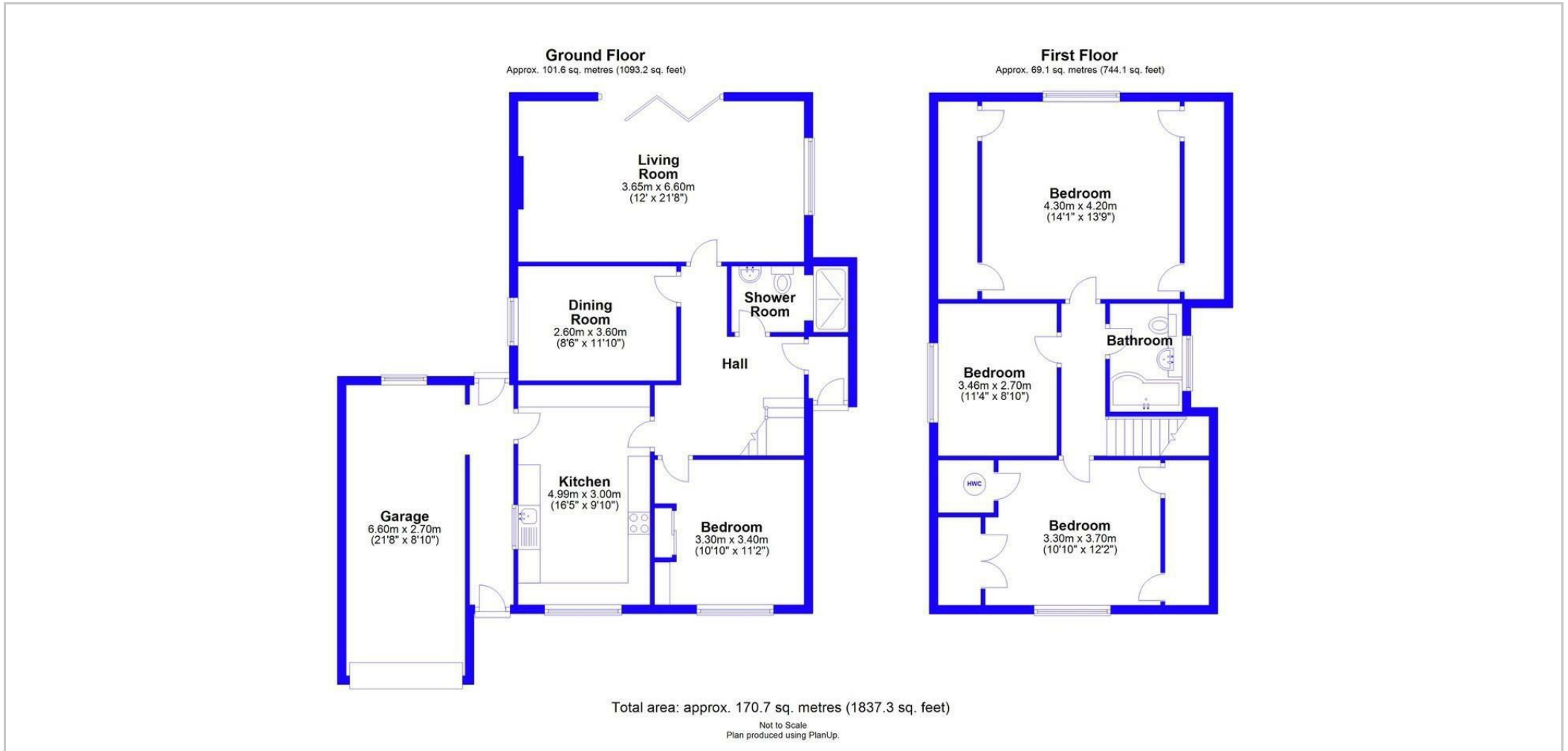
From the B4386 Mytton Oak Road, turn into Swiss Farm Road. Take the second left into Kingswood Crescent and then right into Kingswood Road. At the T junction, turn left into Larkhill Road and then first right into Mossbank Bank Way. Our property occupies a prominent corner position a short distance on the left-hand side.







Floor Plans



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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