



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**4 Lock Court, Copthorne Road, Shrewsbury SY3 8LP**

**£285,000 Region**

To view this property please call us on **01743 236 800** Ref: T7845/SL/MU

# A thoughtfully designed, ground floor retirement apartment, tailor made to meet the needs of older adults, ensuring convenience, safety and comfort. Located in a desirable and sought after residential area.

This attractive and well planned ground floor retirement apartment, typically offers direct access to the communal garden and grounds with French doors opening onto a small paved patio area. The development prioritises accessibility, peace of mind and opportunities for social interaction, whilst maintaining independence. The apartment benefits from electric underfloor heating and double glazing, and is presented and maintained to an exacting standard.

The development is situated in this popular and sought after residential area and is well placed within easy reach of the nearby town centre, local shops, the Royal Shrewsbury Hospital and the Shrewsbury by-pass with M54 link to the West Midlands.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

#### STORE/LAUNDRY

6'5" x 4'4" (1.96m x 1.32m)

#### SITTING ROOM/DINING ROOM

10'6" x 20'0" (3.20m x 6.10m)

#### KITCHEN

7'0" x 7'10" (2.13m x 2.39m)

Fitted with a range of matching wall and base units

#### WALK IN WARDROBE

#### BEDROOM 1

9'9" x 12'0" (2.97m x 3.65m)

Door to:

#### EN SUITE BATHROOM

#### BEDROOM 2

7'10" x 11'8" (2.39m x 3.55m)

## SHOWER ROOM

## OUTSIDE THE PROPERTY

Well stocked and attractive COMMUNAL GARDENS and GROUNDS and a communal gated and secure car park with allocated parking space which is currently available on licence.





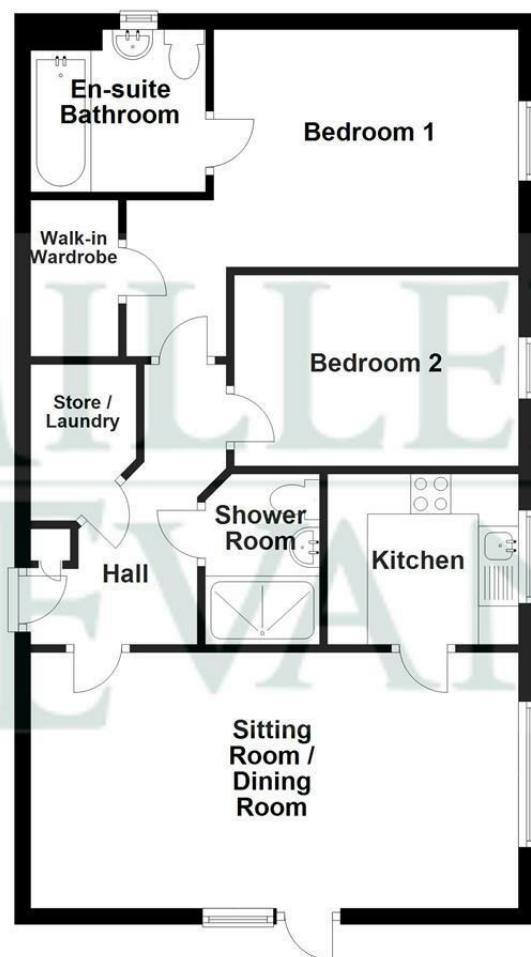




## FLOOR PLANS ...

### Floor Plan

Approx. 720.2 sq. feet



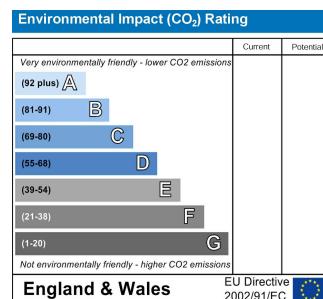
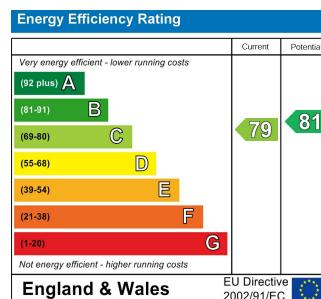
Total area: approx. 720.2 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The development is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island. Take the first exit into Copthorne Road and continue for some distance, where, eventually Lock Court will be found on the right hand side.

# HOW ENERGY EFFICIENT IS THIS PROPERTY?



## SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

## TENURE

We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

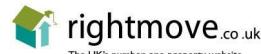
## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700

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