



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

4 Copthorne Rise, Shrewsbury, SY3 8NT

£125,000 Region

To view this property please call us on **01743 236 800** Ref: T6682/SL/KQ

An attractive, one bedroom terraced cottage.

This attractive one bedroom terraced cottage has well planned accommodation with the benefits of gas fired central heating and double glazing and briefly comprises; sitting room, kitchen, bedroom and shower room. Rear courtyard with sunny aspect.

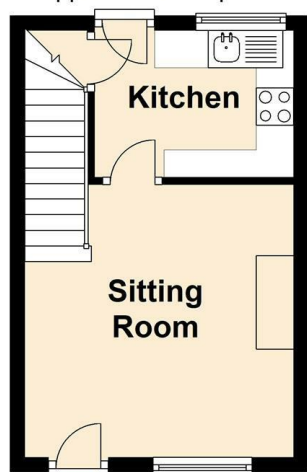
The property is situated in this secluded courtyard off Cophorne Road and is well placed within easy reach of the nearby town centre, walking distance of the Quarry Park and easy access to the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS

Ground Floor

Approx. 221.8 sq. feet



First Floor

Approx. 221.8 sq. feet



Total area: approx. 443.7 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using The Mobile Agent.

INSIDE THE PROPERTY

SITTING ROOM

12'0" x 11'10" (3.66m x 3.61m)

Laminated wood effect floor

Natural brick chimney breast feature with archway recess.

KITCHEN

8'10" x 5'9" (2.69m x 1.75m)

Fitted with range of modern units

Built in understairs store cupboard

Panelled door to enclosed courtyard

STAIRCASE rising from sitting room to FIRST FLOOR

LANDING with access to roof space and airing cupboard enclosing boiler.

BEDROOM 1

12'0" x 8'8" (3.66m x 2.64m)

SHOWER ROOM

Fitted with modern white suite

OUTSIDE THE PROPERTY

The property is in a very quiet and secluded position approached through ornamental box hedge and paved pathway. leading to the entrance door.

Enclosed REAR COURTYARD with sunny aspect with built in store shed.

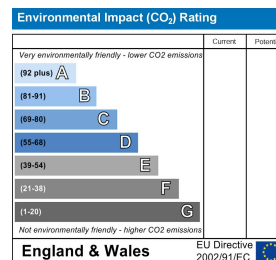
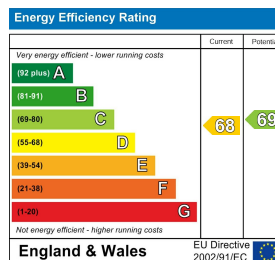


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Copthorne Road. Continue past the turning into New Street and after a further distance Copthorne Rise will be found on the left 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 Freehold 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

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.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



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