



The Birches, Copthorne Road, Shrewsbury, SY3 8NS

Shrewsbury & Country House Sales

**MILLER  
EVANS**



The Birches, Copthorne Road, Shrewsbury,  
SY3 8NS

£695,000

Freehold

- A unique well presented detached family home
- Significantly improved and tastefully decorated accommodation
- Family room, kitchen/dining room, utility and cloakroom
- Attractive living room with bi-fold doors to the rear garden
- Master bedroom with en suite shower room and fantastic roof terrace
- Second bedroom with en suite bathroom
- Two further bedrooms and family bathroom
- Garage with adjoining store, ample parking
- Enclosed beautifully presented rear garden
- Popular and convenient location close to amenities



This spacious and much improved detached family home offers immaculately presented accommodation briefly comprising; entrance hall, cloakroom, family room leading to a superb living room with bi-fold doors to the garden, kitchen/dining room, utility. To the first floor is a master bedroom with en suite shower room and fantastic roof terrace enjoying roof top views, second bedroom with en suite bathroom, two further bedrooms and family bathroom. Garage and store. The property enjoys engineered wood effect flooring to most rooms. Extensive driveway providing ample parking and access to the garage, which is currently used as a studio. Attractively landscaped gardens.

The property is situated in a popular and convenient location, close to excellent amenities, including Woodfield Primary School and the renowned Quarry Park and Dingle Gardens, while also being well placed within easy reach of the Shrewsbury by-pass.







#### ENTRANCE HALL

#### CLOAKROOM

Wash hand basin, wc

#### FAMILY ROOM

20'8" x 11'6"

Feature fireplace

French doors to front garden

Double doors opening to:

#### LIVING ROOM

14'5" x 19'0"

Feature fireplace

Sliding doors and bi-fold doors opening onto the rear garden

#### KITCHEN / DINING ROOM

13'3" x 22'0"

Recently re-fitted with a range of matching modern units with integrated appliances and breakfast bar

Quooker tap, American style fridge freezer and dishwasher



#### UTILITY

9'11" x 8'10"

Door to garage

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

#### BEDROOM 1

14'2" x 12'2"

Built in wardrobe

Sliding doors opening onto:

#### ROOF TERRACE

14'4" x 23'2"

Enjoying far reaching roof top views.

#### EN SUITE SHOWER ROOM

Modern suite with walk in shower

Twin wash hand basins, wc

#### BEDROOM 2

13'10" x 8'10"

#### EN SUITE BATHROOM

Panelled bath with shower over

Wash hand basin, wc



**BEDROOM 3**  
13'10" x 9'10"

**BEDROOM 4**  
8'3" x 17'8"

**BATHROOM**  
Modern suite with panelled bath, wash hand basin, wc

**OUTSIDE THE PROPERTY**

**GARAGE**  
16'9" x 9'10"  
Currently used as a studio with adjoining store

The property is approached over a large driveway providing ample parking and access to the garage, flanked by front garden laid to lawn.

Enclosed and attractively landscaped rear garden laid mainly to lawn with paved patio area providing ideal seating/entertaining space, wide selection of flowering shrub beds and borders and mature trees, providing privacy and seclusion.

