

5 Churchill Road Copthorne Shrewsbury SY3 8ZA



**3 Bedroom House - Detached
Offers In The Region Of £320,000**

The features

- IMPRESSIVE 3 BEDROOM DETACHED HOUSE
- OPEN PLAN LIVING/DINING/KITCHEN
- LOUNGE/DINING AREA WITH FEATURE LOG BURNER
- DRIVEWAY, GARAGE AND GOOD SIZED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED.
- ENVIALE LOCATION CLOSE TO THE HOSPITAL
- KITCHEN WITH RANGE OF INTEGRATED APPLIANCES
- 3 BEDROOMS AND BATHROOM
- IDEAL FOR THOSE WHO LOVE TO ENTERTAIN
- EPC RATING C



*** 3 BEDROOM DETACHED HOME WITH CONTEMPORARY LAYOUT ***

An excellent opportunity to purchase this attractively presented, much improved 3 bedroom detached home which has been modified to provide lovely light space, perfect for today's modern lifestyle and those who love to entertain.

Occupying an enviable position in this much sought after location, ideally placed for local amenities including schools, shops, recreational facilities and a short stroll from the Royal Shrewsbury Hospital. For commuters there is ease of access to the A5/M54 motorway network and a regular bus service to the Town Centre.

The accommodation which must be viewed to be fully appreciated briefly comprises Entrance, impressive open plan Living/Dining/Kitchen with feature log burner and beautifully fitted Kitchen, Conservatory, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking and EV charging point, Garage and excellent sized rear garden.

Viewing highly recommended.

Property details

LOCATION

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RECEPTION HALL

Wooden and glazed entrance door opens to Reception with radiator.

IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

This stylish room has been modified to provide an impressive open plan space and has created the perfect hub of the home and great for those who love to entertain. Flooded with natural light from this through space has windows to the front and rear elevations. The Living/Dining area has a feature wood burning stove, media point and radiator. The Kitchen is fitted with a range of contemporary grey high gloss fronted units incorporating single drainer sink set into base cupboard. Further range of matching units comprising cupboards and drawers with work surfaces over, integrated dishwasher and space for washing machine. 4 ring hob with extractor hood over and drawer units beneath and eye level double oven and grill with storage above and below. Space for fridge/freezer, recessed ceiling lights, tiled flooring throughout. Central island with additional storage and over hang breakfast bar. Double opening doors to

CONSERVATORY

being of brick and sealed unit double glazed construction with continuation of tiled flooring, double doors leading to the garden.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space and window to the side.

BEDROOM 1

A generous double room with window to the front, radiator.

BEDROOM 2

another double room with window to the rear, built in storage cupboard, radiator.

BEDROOM 3

with window to the front, built in storage cupboard, radiator.

BATHROOM

with suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

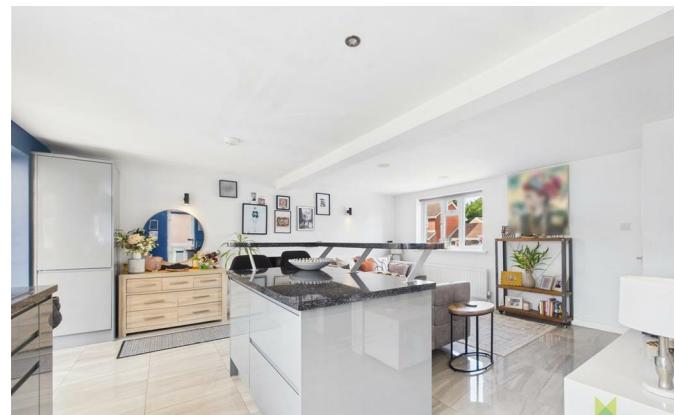
OUTSIDE

The property is approached over driveway with parking and EV charging point. Garage with up and over door, power and lighting points.

The front has been laid for ease of maintenance to large gravelled area. The rear garden is a particularly good size being laid to paved sun terrace, lawn and large gravelled seating area being enclosed with wooden fencing.

5 Churchill Road, Copthorne, Shrewsbury, SY3 8ZA.

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

986 ft²
91.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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