

# 14 Eardley Close Copthorne Road Shrewsbury SY3 8FB



**2 Bedroom House - Semi-Detached  
Offers In The Region Of £290,000**

## The features

- IMMACULATE 2 BEDROOM SEMI DETACHED HOUSE
- HIGH ENERGY INSULATION AND GAS CENTRAL HEATING
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH PARKING FOR TWO CARS AND ENCLOSED GARDEN
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE LOCATION CLOSE TO THE TOWN CENTRE
- GOOD SIZED LOUNGE/DINING ROOM, ATTRACTIVE FITTED KITCHEN
- FURTHER DOUBLE BEDROOM AND BATHROOM
- NO UPWARD CHAIN
- EPC RATING B



\*\*\* IMMACULATE 2 BEDROOM SEMI DETACHED HOUSE \*\*\*

An opportunity to purchase this well presented, 2 bedroom semi detached house, recently constructed by reputable developers Bellway Homes offered for sale with no upward chain.

Occupying an enviable position on this popular and sought after development offering ease of access for commuters to the A5/M54 motorway network. There are excellent facilities on hand including shop, primary school, and being a pleasant stroll from both the Royal Shrewsbury Hospital and Town Centre.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge/Dining Room with French doors to the garden, attractive Kitchen, 2 generous Bedrooms and Bathroom.

The property has the benefit of high energy insulation, driveway with parking for two cars and enclosed rear garden.

Viewing highly recommended.

## Property details

### ENTRANCE HALL

Covered entrance with composite door opening to Reception Hall. With wood effect tiled flooring, radiator

### CLOAKROOM

With wood effect tiled flooring, low level WC, pedestal wash hand basin. Complementary tiling, obscured window to front aspect

### LOUNGE/DINING ROOM

With french doors leading to garden, radiator, under stairs storage cupboard

### KITCHEN

Attractively fitted with a range of high gloss units with granite effect worksurface over incorporating single drainer sink set into base cupboard, further range of cupboards and drawers with worksurfaces over and having space beneath for washing machine, integrated fridge freezer with matching fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath and complementary eye level wall units. Window overlooking the front, recessed ceiling lights, wooden effect flooring.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space and off which lead.

### BEDROOM 1

With built in storage cupboard, window to rear aspect, radiator

### EN SUITE

With 3 piece suite to include; shower cubicle, pedestal wash hand basin, low level WC, heated towel rail. Complementary tiling.

### BEDROOM 2

With built in storage cupboard, radiator, window to front aspect,

### BATHROOM

With 3 piece suite to include; panelled bath with shower over, pedestal wash hand basin, low level wc, heated towel rail, shaver point. Complimentary tiling

### OUTSIDE

The property benefits from parking for 2 cars. The rear garden is predominantly laid to lawn with a paved area enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

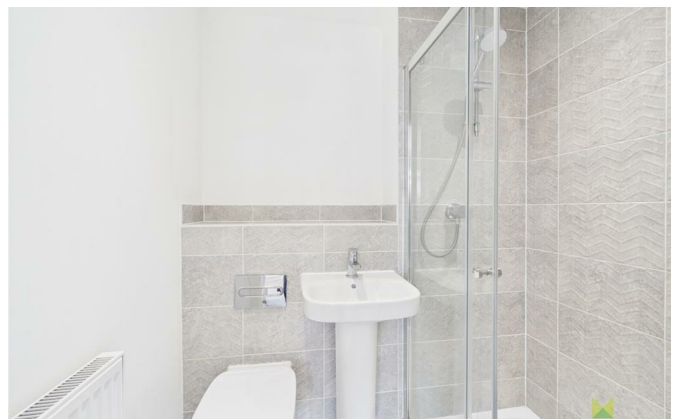
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

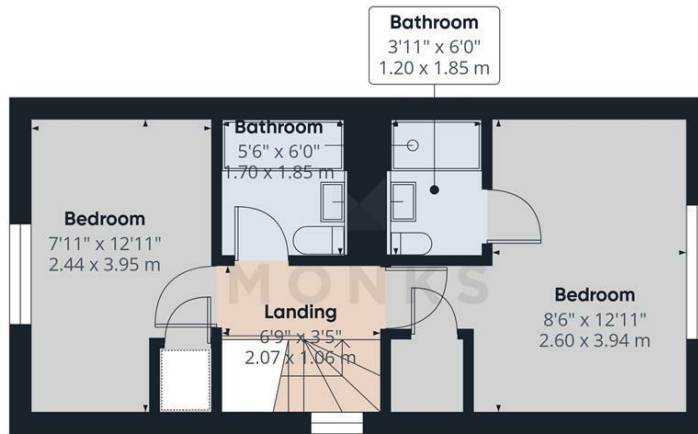
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Floor 0



Floor 1

Approximate total area<sup>m</sup>  
680 ft<sup>2</sup>  
63.2 m<sup>2</sup>

(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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## Get in touch

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## Shrewsbury office


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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		97
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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