

# Plot 206 The Elton Copthorne Keep Shrewsbury SY3 8LZ



**4 Bedroom House - Semi-Detached**  
**Offers In The Region Of £355,000**

## **The features**

- £5,000 CASHBACK UPON COMPLETION
- UPGRADED FITTED KITCHEN WITH APPLIANCES
- FLOORING THROUGHOUT
- MUCH SOUGHT AFTER LOCATION
- 3 FURTHER DOUBLE BEDROOMS AND BATHROOM
- FABULOUS 3 STOREY FAMILY HOME
- LOVELY WELL LIT LOUNGE/DINING ROOM
- TURFED REAR GARDEN
- PRINCIPAL BEDROOM WITH DRESSING AREA AND EN SUITE
- ENCLOSED REAR GARDEN AND PARKING



**\*\*\* NEW HOME TO INCLUDE UPGRADED KITCHEN, FLOORING THROUGHOUT, TURFED REAR GARDEN PLUS £5,000 CASHBACK! \*\*\***

This brand new Elton house style, is an impressive semi detached Town House offering spacious and versatile living space over 3 floors. Featuring high energy insulation values and finished to a high specification by reputable developers Bellway Homes the property occupies an enviable position on this much sought after development.

Set in this much sought after location a short stroll from the famous Shrewsbury Quarry and Town Centre and ideally placed for ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall and Cloakroom, Lounge/Dining Room, lovely fitted Kitchen with appliances, Principal Bedroom with Dressing area and en suite, 3 further double Bedrooms and family Bathroom.

Perfect for today's modern lifestyle and those who work from home.

## Property details

### LOCATION

The property occupies an enviable position on this popular development in the heart of this much sought after location, perfect for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, shops, restaurants/public houses, the Royal Shrewsbury Hospital and Town Centre are a short stroll away.

### RECEPTION HALL

Covered entrance with door to spacious Reception Hall, radiator.

### CLOAKROOM

with WC and wash hand basin, radiator.

### LOUNGE/DINING ROOM

A lovely light room having walk in bay with double opening French doors to the garden, media point, radiator.

### UPGRADED KITCHEN

Which will be attractively fitted with range of UPGRADED contemporary units and appliances. Window to the front.

### FIRST FLOOR LANDING

Off which lead

### BEDROOM 2

A lovely light double room having two windows to the front, radiator.

### BEDROOM 3

Another double room with window overlooking the rear, radiator.

### FAMILY BATHROOM

with suite comprising panelled bath with shower, wash hand basin and WC. Complementary tiled surrounds.

### SECOND FLOOR LANDING

off which lead

### PRINCIPAL BEDROOM SUITE

A lovely light room again with two windows overlooking the front, radiator. Dressing Area with fitted wardrobes.

### EN SUITE SHOWER ROOM

With suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds.

### OUTSIDE

Turfed rear enclosed garden

### GENERAL INFORMATION

### INCENTIVES

Upgraded kitchen, flooring throughout, turfed rear garden PLUS £5,000 Cashback.

### TENURE

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

### SERVICES

We are advised that all main services are connected.

### COUNCIL TAX BANDING

As this is a new build property the Council has not yet set the banding.

### 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](https://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.

## **Plot 206 The Elton, Copthorne Keep, Shrewsbury, SY3 8LZ.**

**4 Bedroom House - Semi-Detached**  
**Offers In The Region Of £355,000**



## Judy Bourne

**Director at Monks**

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## Get in touch

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**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

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

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

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- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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