

# 14 Bugle Close Copthorne Shrewsbury SY3 8FG



2 Bedroom House - Terraced  
25% Shared Ownership £50,000

## The features

- FABULOUS SHARED OWNERSHIP OPPORTUNITY
- GOOD SIZED LOUNGE
- RANGE OF INTEGRATED APPLIANCES
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- EXCELLENT SIZED 2 BEDROOM HOME
- WELL FITTED KITCHEN/DINING ROOM
- 2 LARGE DOUBLE BEDROOMS
- DRIVEWAY WITH PARKING FOR 2
- VIEWING ESSENTIAL.



### \*\*\* PART OWN YOUR HOME - SHARED OWNERSHIP OPPORTUNITY \*\*\*

An excellent opportunity to purchase this recently built 2 bedroom property set in this lovely cul de sac in this much sought after location.

A truly deceptive and spacious home which is well presented and comprising Entrance Hall, Cloakroom, Lounge, well fitted Kitchen/Dining Room, 2 large Double Bedrooms and family Bathroom.

Good sized rear Garden and parking for two cars.

**INTERNAL INSPECTION ESSENTIAL.**

### Property details

#### DESCRIPTION

This WELL presented home forms part of a lovely cul de sac in this much sought after location of town.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 25 - 75% of the property and paying a monthly rental on the remaining share. We have been advised the monthly rental for a 25% share purchase will be £323.05 and that the properties are leasehold with a monthly service charge of £10.76.

Part owning your home can be cheaper than renting and is an excellent way to step onto the property ladder.

Please note staircasing is restricted to 80%.

#### LOCATION

Occupying an enviable cul de sac position in this much sought after location of Town. Copthorne offers excellent facilities including Shops, Schools, Restaurants and Public Houses along with ease of access to the Royal Shrewsbury Hospital and A5/M54 motorway network and is a pleasant stroll from the Town Centre.

#### RECEPTION HALL

Entrance door with outside light opening to useful Reception Area.

#### LOUNGE

14'11" x 11'4" max - 8'4" (4.561 x 3.475 max - 2.563) with window overlooking the front, media point, radiator. Useful under stairs storage cupboard.

#### KITCHEN/DINING ROOM

15'6" x 10'4" (4.736 x 3.156) Attractively fitted with modern range of white fronted high gloss units incorporating single drainer sink unit set into base cupboard. Further range of cupboards and drawers with round edge work surfaces over and having inset 4 ring hob unit with oven and grill beneath and extractor hood over, built in fridge freezer and washer dryer, both with matching facia panels. Range of eye level wall units, recessed ceiling lights. Ample space for dining table, radiator, window and door to the rear garden.

#### CLOAKROOM

with suite comprising WC and wash hand basin, tiled surrounds.

#### FIRST FLOOR LANDING

From the Reception Hall, staircase leads to First Floor Landing with Airing Cupboard. Access to roof space.

#### BEDROOM 1

14'3" x 10'4" (4.361 x 3.156)

A lovely light room with two windows to the front, deep built in storage cupboard, radiator.

**BEDROOM 2** 15'8" x 9'9" max (4.780 x 2.99 max) Another good sized double room with window to the rear, radiator.

**BATHROOM** 7'9" x 6'10" (2.383 x 2.084) Well appointed with panelled bath with direct mixer shower unit over, wash hand basin and WC suite. Complementary tiled surrounds, radiator, window to the rear.

#### OUTSIDE

The property is approached over a double width driveway with parking for two cars. The REAR GARDEN is of a good size being laid to lawn and paved sun terrace immediately adjacent to the property and additional decked sun terrace to the rear. Enclosed with wooden fencing and rear pedestrian gate.

#### TENURE

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

#### GENERAL INFORMATION

##### FINANCIAL SERVICES

We work in conjunction with several highly reputable Financial Advisors who offer totally independent and in most cases FREE advice and service.

##### 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

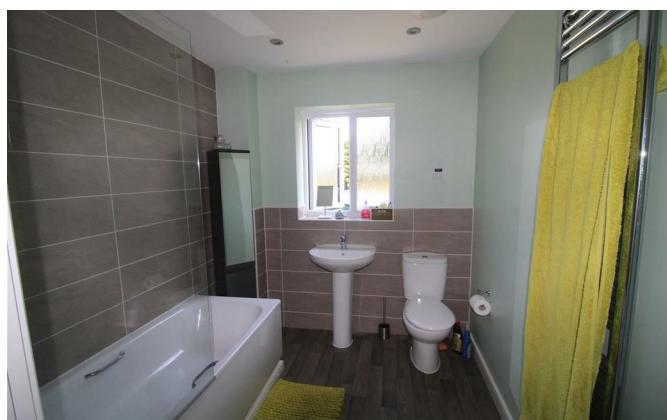
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

##### 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.

## 14 Bugle Close, Copthorne, Shrewsbury, SY3 8FG.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Shropshire, SY1 1HL

## 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	85	
(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<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		
England & Wales	EU Directive 2002/91/EC	

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