



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

2 Tudor Gate, Copthorne Road, Shrewsbury, SY3 8NZ

£695,000

To view this property please call us on **01743 236 800** Ref: DE/KQ

A spacious and very well appointed, six bedroom detached family house, in a small exclusive gated development.

This spacious, detached property has accommodation extending over three floors to include; six double bedrooms, two family bathrooms, two en-suite bathrooms, lounge, large fitted kitchen/breakfast/living room and integral garage currently used as a gym. There is an easily managed garden and driveway for two cars. The accommodation is immaculately presented and well maintained and benefits from gas fired central heating.

The property occupies a pleasant corner position in this lovely gated development, of high quality detached houses, situated in one of Shrewsbury's Premier localities with walking distance of the town centre via the renowned Quarry Park and Dingle Gardens.



INSIDE THE PROPERTY

RECESSED ENTRANCE PORCH

RECEPTION HALL

Walnut flooring
Cloaks cupboard

CLOAKROOM

wash hand basin, wc

INTEGRAL GARAGE / GYM

16'1" x 8'9" (4.89m x 2.67m)
Currently used as a Gym.

LOUNGE

14'2" x 13'0" (4.33m x 3.96m)
Lovely room with bay window
Stone fireplace incorporating gas fire
Walnut flooring

SPACIOUS KITCHEN / DINING ROOM

9'7" x 19'9" (2.91m x 6.03m)
Ceramic tiled floor
Kitchen area with cream units with granite work surfaces
incorporating Bosch integrated appliances
Sitting area with French doors to rear garden

UTILITY ROOM

Units matching those in the Kitchen with sink unit, cupboards
and recess for appliances
Gas fired boiler
Side entrance door

STAIRCASE rising to FIRST FLOOR LANDING with airing
cupboard

MASTER BEDROOM SUITE

14'2" x 17'1" (4.33m x 5.21m)
Lovely large room with bay window

EN SUITE BATHROOM

Shower cubicle
Panelled bath
Wash hand basin, wc

BEDROOM 2

12'4" x 9'5" (3.75m x 2.87m)

EN SUITE SHOWER ROOM

Wash hand basin, wc
Shower cubicle

BEDROOM 3

9'5" x 10'8" (2.87m x 3.24m)
Currently used as a Study

FAMILY BATHROOM

Panelled bath
Shower cubicle
Wash hand basin, wc

STAIRCASE continues to SECOND FLOOR LANDING

BEDROOM 4

14'2" x 12'5" (4.33m x 3.78m)

BEDROOM 5

9'7" x 15'5" (2.91m x 4.70m)

BEDROOM 6

8'11" x 15'5" (2.73m x 4.70m)

BATHROOM

Panelled bath
Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is approached over a paviour driveway providing
parking space for two cars. Front and side garden with
specimen shrubs and bark chippings.

Patio style REAR GARDEN with a large paved patio and
raised sun deck/BBQ area. The whole being enclosed by brick
walling and timber fencing.







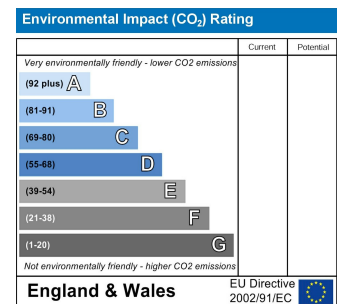
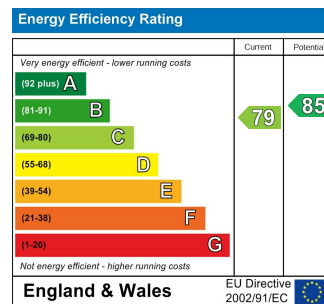
FLOOR PLANS ...



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Cophorne Road. After a short distance the entrance to Tudor Gate will be found on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate Shrewsbury SY2 6ND
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Head Office:
Residential Sales
4 Barker Street, Shrewsbury SY1 1QJ
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management
6 Claremont Hill, Shrewsbury SY1 1RD
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