



SAMUEL WOOD

3 Richmond Drive, Copthorne, Shrewsbury, Shropshire, SY3 8TN

Asking Price £375,000



# 3 Richmond Drive

Copthorne, Shrewsbury, Shropshire, SY3 8TN



- Beautifully Presented & Recently Renovated Home
- Three Generous Sized Bedrooms
- Garage & Driveway Parking
- Close to Excellent Amenities
- NO UPWARD CHAIN
- Open Plan Living, Dining & Kitchen
- Modern Bathroom
- Sought After Residential Location
- Air Source Heat Pump Heating
- EPC Rating E

Samuel Wood is delighted to offer for sale this much improved, beautifully presented three bedroom family home. Boasting spacious open plan living, an aesthetically elegant interior, pleasant surrounding gardens, driveway and garage. Supremely located in one of the most sought after areas of Shrewsbury, within walking distance of the town centre and nearby other amenities such as pubs, shops, road links and the best school catchment. Viewing is highly recommended by the selling agent.

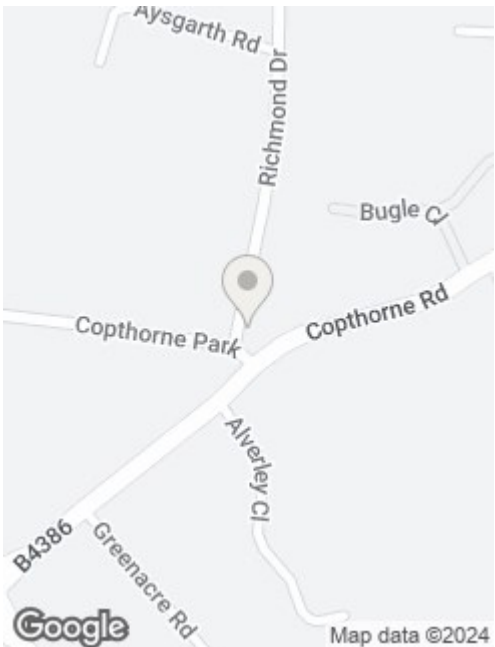
The ground floor showcases an inviting open-plan interior, where the living room seamlessly flows into the kitchen and dining area. The high specification kitchen offers built in appliances including induction electric hob, Neff double oven, dishwasher and fridge freezer. This setup enhances the sense of spaciousness and facilitates easy interaction among family members or guests. There are also two generously sized double bedrooms located on this floor. The addition of new windows not only brightens the space but also enhances energy efficiency. One of the major upgrades is the installation of an air source heat pump, ensuring a comfortable living environment while being environmentally conscious.

Moving to the first floor, the property boasts a well-appointed bedroom that provides a peaceful retreat. The clever utilisation of space ensures both functionality and aesthetics, making it an ideal private sanctuary. The roof has undergone recent improvements, including new insulation and underlay.

The outside of the property is equally impressive. The charming front and rear gardens offer pleasant outdoor spaces for relaxation and enjoyment. The property's curb appeal is enhanced by the presence of a driveway and garage, providing ample parking space and convenient storage options. These exterior features complement the modernized interior, making 3 Richmond Drive an attractive and well-rounded living space for those seeking comfort and style in a sought-after location.







## Directions

Richmond Drive can be accessed from either The Mount (A458) or Copthorne Road (B4386), both are approached from Shrewsbury town centre via Frankwell or directly off the B4380. No 3 Richmond Drive sits just off the Copthorne Road.

Services: We understand that the property has air source heat pump/electric heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 25 Mbps & Superfast 77 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

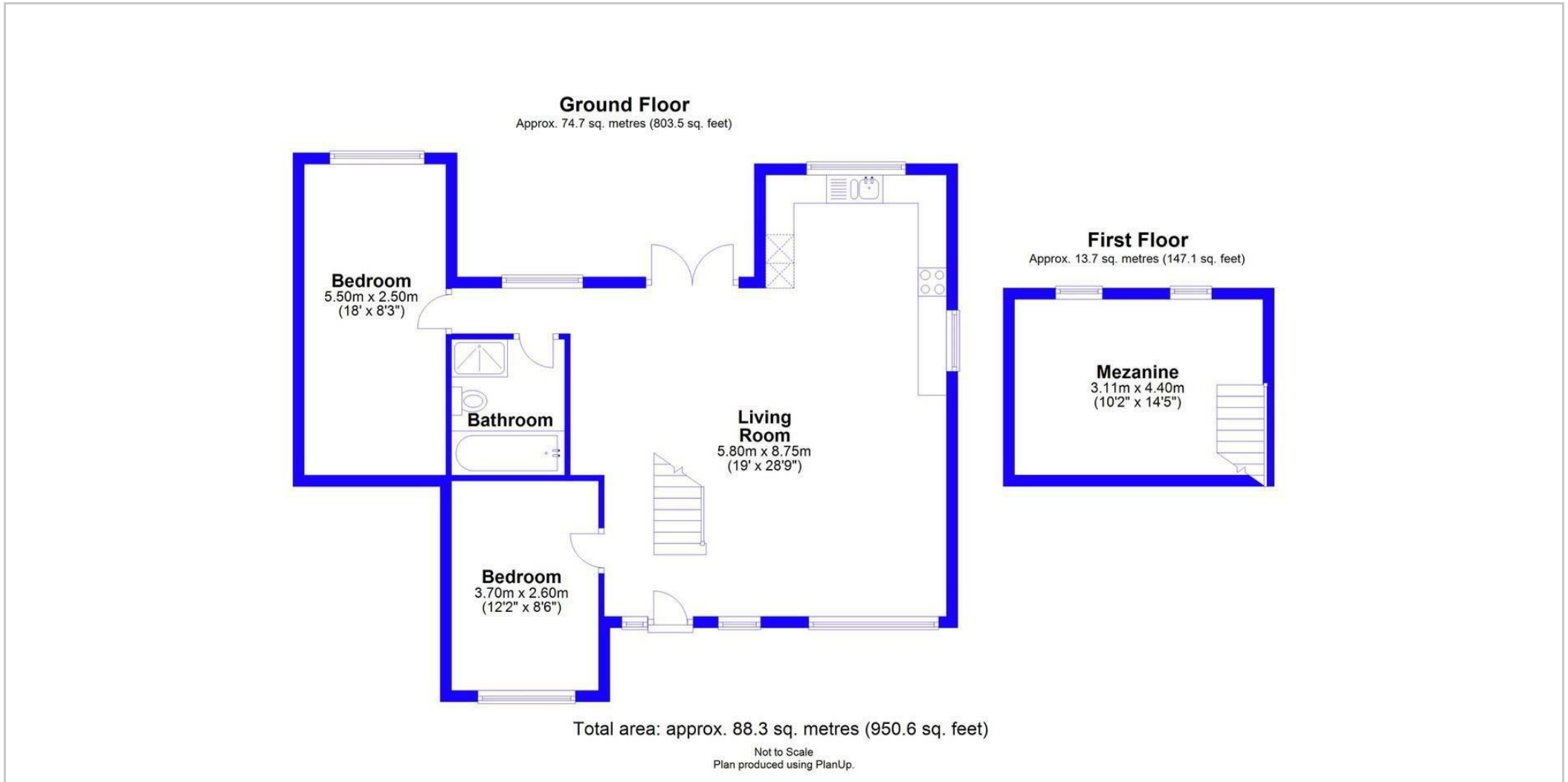
Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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