



**1 Woodfield Road, Copthorne, Shrewsbury, SY3 8HZ**

5 bedroom semi-detached house — £650,000 Freehold

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Coopergreenpooks.co.uk

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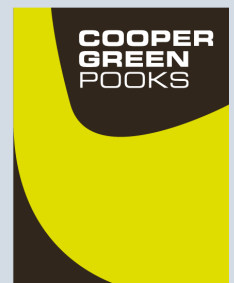
**Occupying a fantastic position within a sought-after area of the town, this beautifully presented semi-detached house has been extended and significantly improved to provide versatile and thoughtfully designed accommodation over three floors, while benefitting from plenty of parking and a private rear garden.**

## KEY FEATURES

- Covered entrance opening to a lovely hallway with stained glass window and staircase to a spacious landing with sun tube creating natural light
- Impressive open plan kitchen/dining room, complete with a range of well-fitted units, Quartz work surfaces, island unit, and glazed doors onto the garden room
- Separate and very practical utility with built-in airing cupboard, further fitted units, and access to side
- Lovely living room with feature fireplace, bow window to front and access to the extended family room/5th bedroom, also having feature windows and an en-suite shower room. This section of the house has been designed to offer versatile space and could easily be used as a double bedroom, home office, or additional reception room
- There is also a cloakroom and study on the ground floor, as well as a staircase leading down to a neatly presented cellar, providing excellent storage and potential for further accommodation
- On the first floor is a master bedroom with bay window and en-suite shower room, two further double bedrooms, a generous single room and family bathroom. Bedroom two makes a great guest room, having a door to the family bathroom, and bedroom three also has access to the attic room which provides additional useful storage and further potential for conversion if required
- uPVC double glazed windows and gas fired central heating via a modern boiler and heating system
- Private rear garden, laid to lawn with paved terraces, a selection of specimen fruit trees, and gated access to side
- To the front of the property is an extensive driveway providing plenty of parking and turning, as well as an additional gravelled and planted section of garden
- A superb location on a very pretty street, in one of the town's most sought-after areas, just a short walk from Woodfield Primary School and local store, and a stone's throw from the renowned riverside Boathouse pub and restaurant, Quarry Park, and the town centre

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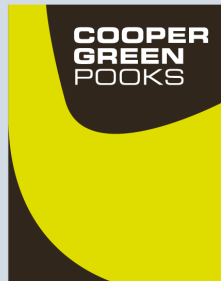








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**Expert mortgage advice available**  
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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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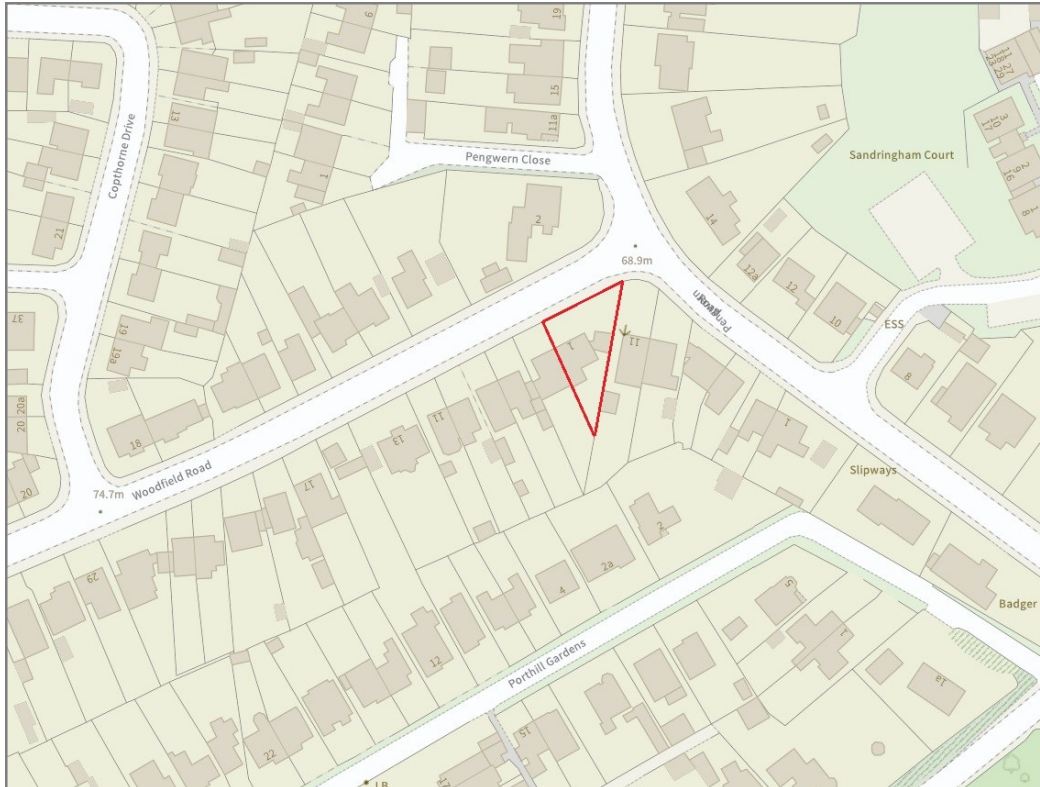
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>Band C</b>
Services	<b>All mains services are connected</b>

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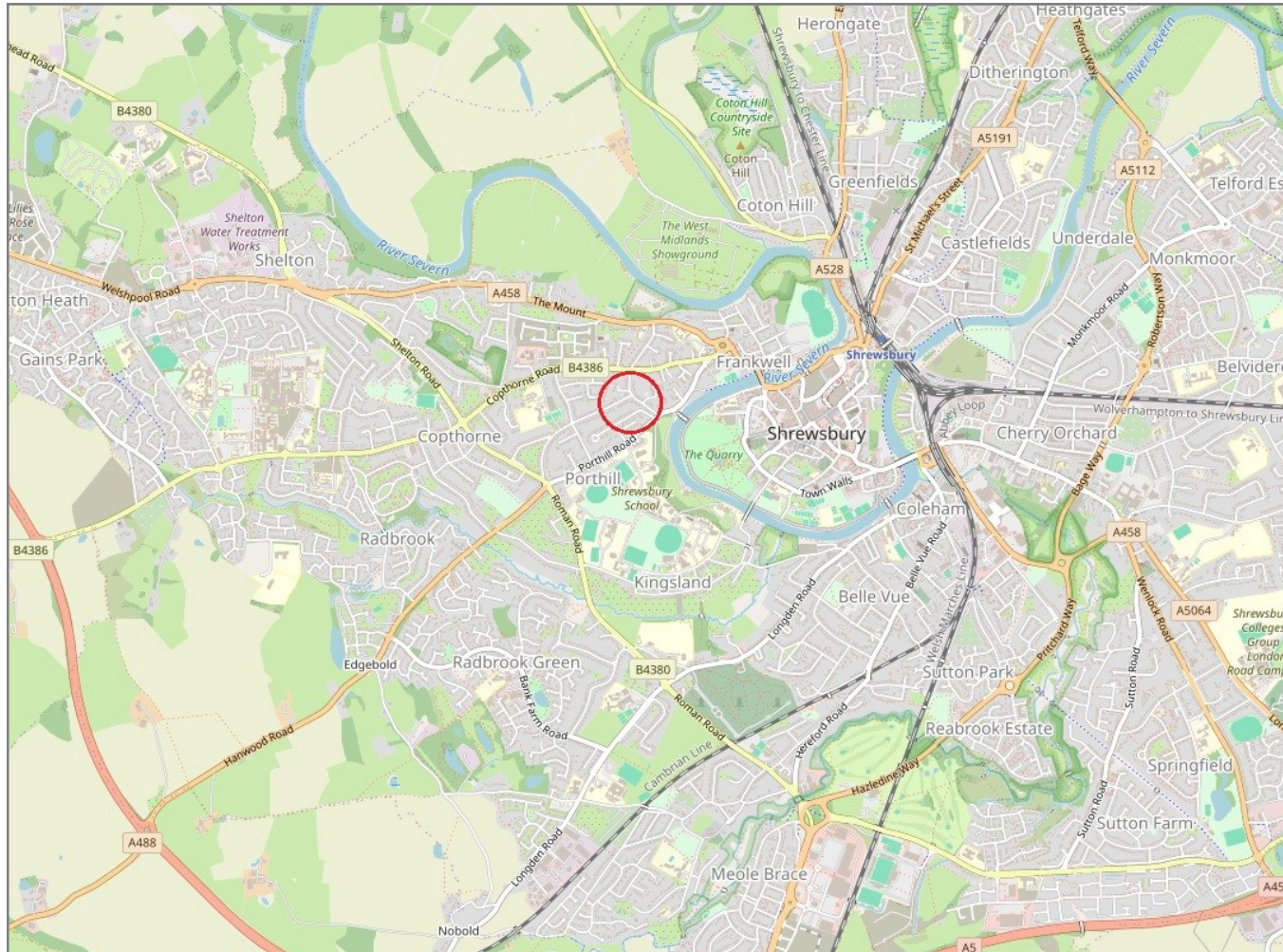
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