



# KELSALLS CORNER

205 COPTHORNE ROAD | SHREWSBURY | SY3 8LX





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Close to town amenities.

AN INDIVIDUAL AND MOST IMPRESSIVE DETACHED HOUSE, OFFERING  
GREATLY IMPROVED ACCOMMODATION SET WITH GARAGING AND  
LOVELY GARDENS.

Sought after location  
Extensive improvement works completed  
Attractively proportioned rooms  
Landscaped south facing gardens  
Driveway parking and garage



**Shrewsbury Office**

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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

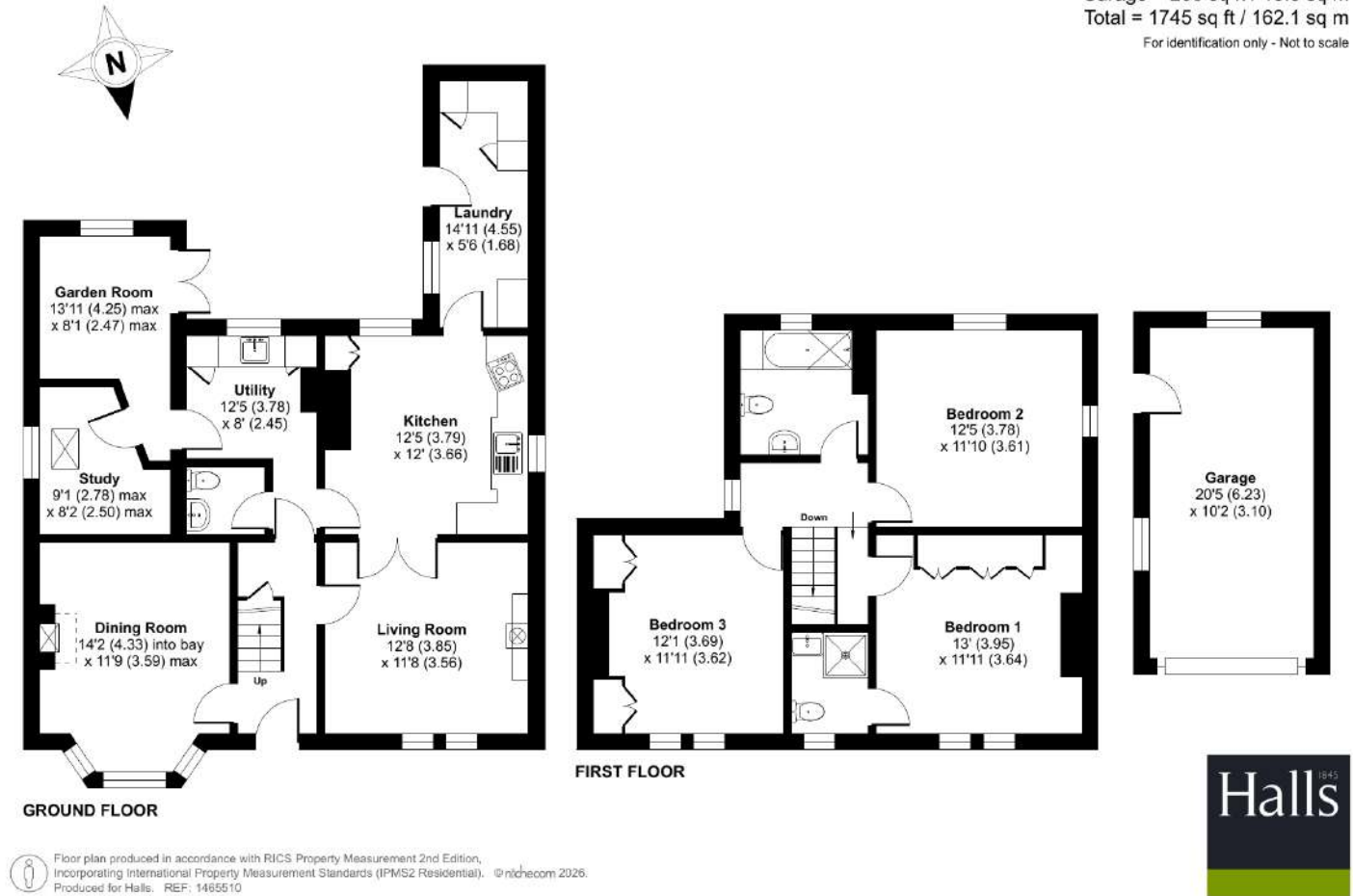
From Shrewsbury town centre proceed over the Welsh Bridge and into Frankwell taking the first turning left onto Copthorne Road. Continue along Copthorne Road and the property will be identified on the left hand side.

## SITUATION

The property is attractively situated in one of the towns most popular residential areas just lying on the west side of the town centre. A number of local amenities can be found to include shops and schools together with a bus service. Prospective purchasers will be pleased to note that, via a quiet lane down the side of the property, Shrewsbury town centre is within walking distance and this offers an excellent range of shops, social facilities and a rail service. Commuters will also find that road links from the property give ready access to the A5, which links through to the M54 motorway and onwards towards Telford.

## PROPERTY

Kelsalls Corner, 205 Copthorne Road - A most impressive double-fronted detached family residence, occupying an elevated position within one of Shrewsbury's most sought-after residential locations. Situated just a short distance from the town centre, the Royal Shrewsbury Hospital, highly regarded schools and a range of local amenities, this elegant bay-fronted period home offers beautifully proportioned accommodation throughout, combining character features with thoughtful modern improvements. Approached via attractive steps with stone retaining walls and established shrubbery, the property enjoys an imposing street presence. During their ownership, the current vendors have undertaken a number of significant enhancements including the installation of a new roof, thermal dry lining to several rooms, extensive internal redecoration and enlargement of the driveway to provide improved access to the garaging off the lane.



The accommodation briefly comprises a welcoming through hallway with useful storage, a well-lit living room, formal dining room and an extended garden room. Reconfigured by the current owners, the extension now incorporates a separate study area featuring a vaulted ceiling and Velux window, creating an ideal space for home working.

There is also a well-equipped kitchen fitted with a range of appliances, together with a utility room, laundry and cloakroom/WC. To the first floor are three generously sized double bedrooms, the principal bedroom benefiting from an en-suite shower room, alongside a well-appointed family bathroom.



## OUTSIDE

Externally, the property continues to impress with a detached garage and ample off-street parking. The enclosed rear garden is south facing and has been well maintained and enjoys a high degree of privacy, featuring a good sized lawn, tasteful patio seating areas and well-stocked shrubbery beds and borders.

## GENERAL REMARKS

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

### LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – E



### RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

### BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



