



43 COPTHORNE ROAD
SHREWSBURY | SY3 8NW





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Close to town amenities.

A BEAUTIFULLY PRESENTED AND EXTENSIVELY IMPROVED TERRACED HOME WITH SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS, SET WITH SOUTH FACING GARDENS.

Highly desirable location
Well proportioned rooms
Neatly presented throughout
South facing gardens
Walking distance of town centre



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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre, proceed over the Welsh Bridge to the Frankwell roundabout. Take the first exit left onto Copthorne Road and proceed up the bank and the property will be located after a short distance on the left hand side.

SITUATION

The property is most conveniently situated in the highly desirable area of Copthorne towards the Western side of the town. There are a number of local amenities including school, shops, bus services and the Royal Shrewsbury Hospital. Furthermore, the town centre is quickly accessible and offers a comprehensive and fashionable range of amenities including shops, leisure and social facilities and a rail service. There are a number of attractive walks through The Quarry and along side the river within close proximity.

PROPERTY

This beautifully presented and significantly enhanced mature terraced home combines period charm with modern convenience, having benefited from a programme of recent improvements. These include the installation of a new roof, extensive redecoration throughout, replacement of the majority of floor coverings, and the fitting of a stylish new kitchen with a range of integrated appliances.

The accommodation is arranged over three floors and begins with a welcoming entrance hall leading to a spacious living room featuring a bay window and attractive fireplace. A separate dining room provides an excellent space for entertaining and enjoys a beautiful feature fireplace, adding further character to the home. The recently refitted kitchen is fitted with contemporary high-gloss soft-close units, a practical carousel corner cupboard, and a selection of integrated appliances. A rear hall and guest WC complete the ground floor accommodation.



Approximate Area = 1282 sq ft / 119.1 sq m
Limited Use Area(s) = 73 sq ft / 6.7 sq m
Outbuilding = 23 sq ft / 2.1 sq m
Total = 1378 sq ft / 127.9 sq m
For identification only - Not to scale

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1253880

To the first floor are two generous double bedrooms, with the principal bedroom benefiting from extensive fitted wardrobes. The spacious family bathroom is well appointed and features both a bath and separate shower cubicle, while a useful store room provides valuable additional storage.

The second floor offers two further well-proportioned bedrooms, creating flexible accommodation ideal for growing families, home working, or guest space.

A superb opportunity to acquire a characterful and thoughtfully improved home offering spacious accommodation throughout, conveniently arranged across three floors





OUTSIDE

The gardens are mostly found to the rear, these are south facing and approached over a shared access point directly to the rear of the property. The gardens are a large space that offers different seating areas mostly low maintenance, with a small lawned area and decked areas.

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 - C



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.



