

43 Ladycroft Close, Radbrook Green, Shrewsbury,
Shropshire, SY3 6BB

www.hbshrop.co.uk



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Offers In The Region Of £180,000

Viewing: strictly by appointment
through the agent

Occupying a pleasing and particularly secluded cul-de-sac position, within this favoured residential location. This is a spacious and well presented one double bedroom terraced house, having a low maintenance garden and 2 car parking spaces. The property is within easy reach of Radbrook Green's extensive amenities which include Co-op supermarket, Post office, Takeaway outlets, Public house, Cafe, Community centre, Medical practice etc and is well placed for access to the historic town centre of Shrewsbury and the local by-pass linking up to the M54 motorway network. This property will be of interest to a number of prospective purchaser(s) with a viewing being recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hall, lounge/diner, UPVC double glazed conservatory, kitchen, first floor landing, double bedroom, re fitted bathroom, 2 car parking spaces, paved outside garden area, double glazing, gas fired central heating, alarm system.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

Hallway

Having UPVC double glazed window, radiator, telephone point, wall-mounted alarm control panel, wood effect vinyl floor covering. Doorway from hallway gives access to:

Kitchen

7'1" x 5'9"

Having (space for appliances), fitted worktops with inset stainless steel sink drainer unit with mixer tap over, eye level and base units with built-in drawers, tiled splash surrounds, vinyl floor covering, upvc double glazed window, wall-mounted Worcester gas fired central heating combination boiler, LED recessed spotlights to ceiling.

Door from hallway gives access to:

Lounge/diner

12'2" x 11'11"

Having two radiators, television, satellite and telephone points, understairs storage cupboard, glazed window looking into conservatory. Wooden framed glazed door from lounge gives access to:

UPVC double glazed conservatory

8'1" x 6'7"

Having brick base, a range of upvc double glazed windows overlooking the property's paved patio garden, upvc double glazed door giving access to this, polycarbonate roof, radiator.

From hallway stairs rise to:

First floor landing

Having radiator, telephone point, loft access, LED spotlights to ceiling. From first floor landing doors give access to bedroom and re fitted bathroom.

Bedroom

13'0" x 8'9"

Having upvc double glazed window to the rear, radiator, built-in double wardrobe and overstairs storage cupboard, television aerial point.

Re fitted bathroom

Having a three piece white suite comprising: Tiled panelled bath with electric shower over, pedestal wash hand basin, low flush wc, fully tiled to walls, tiled floor, heated chrome style towel rail, upvc double glazed window to rear, electric under floor heating.

Outside

To the side of the property, shared access with neighbouring property's leads to the property's designated off street parking area. To the side of this there is a pleasing low maintenance enclosed rear garden comprising: Paved patio a with gravelled edging. The property benefits from 2 parking spaces.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. The property also benefits from full fibre.

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

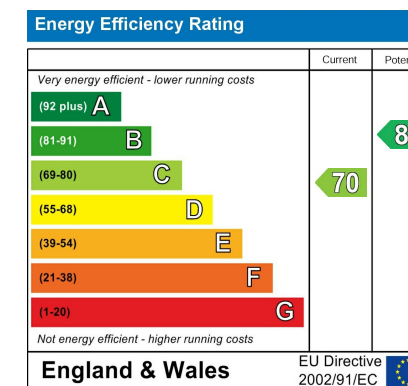
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

