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3 Cotshore Drive, Radbrook Green, Shrewsbury,  
SY3 6DL

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers in the region of £159,995**

Viewing: strictly by appointment  
through the agent

**Holland Broadbridge**

Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

t: **01743 357 000**

e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)

This is a modern two bedroom bay fronted semi-detached house, situated in this popular residential area of Radbrook, within a short distance southwest of the town centre, offering an excellent range of shopping, leisure and social facilities. Local amenities can be found nearby including a Co-op supermarket, post office, medical practice, dentist, takeaway outlets with several popular schools in the vicinity including Radbrook Primary School, Shrewsbury High Prep School, The Priory and Shrewsbury School, whilst the A5 is readily accessible having links through to the M54 and national motorway network. This property will appeal to many prospective purchaser(s) including first-time / investment.

**Accommodation:**

Entrance hallway, bay fronted lounge, kitchen / breakfast room, first floor landing, two bedrooms, bathroom, front and attractive rear garden, generous driveway, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Upvc double glazed entrance door gives access to:

**Hallway:**

Having radiator, coving to ceiling. Door from hallway gives access to:

**Bay fronted lounge:**

15'4 max into bay x 9'3 (4.67m max into bay x 2.82m)  
Having upvc double glazed walk-in bay window to front, radiator, coal effect gas fire set to a marble hearth with decorative fire surround, under-stairs storage cupboard, wall light points. Door from lounge gives access to:

**Kitchen / breakfast room:**

12'3 x 8'5 (3.73m x 2.57m)  
Comprises: A range of eye level and base units with built-in cupboards and drawers, integrated oven and microwave (space for further appliances), fitted worktops with inset sink

drainer unit with mixer tap over, four ring electric hob with concealed cooker canopy under, tiled floor, tiled splash surrounds, upvc double glazed window giving access to rear garden, upvc double glazed window, coving to ceiling, tiled floor, cupboard housing gas fired central heating boiler.

From hallway stairs rise to:

**First floor landing:**

Having loft access, coving to ceiling. Doors from first floor landing give access to both bedrooms and bathroom.

**Bedroom one:**

12'9 x 8'9 (3.89m x 2.67m)  
Having upvc double glazed window to front, radiator, fitted double wardrobe, shelved store cupboard, coving to ceiling.

**Bedroom two:**

8'9 x 6'1 (2.67m x 1.85m)  
Having upvc double glazed window to rear, radiator, coving to ceiling.

**Bathroom:**

Having panelled bath with shower attachment off taps, folding glazed shower screen to side, low flush wc, wash hand basin, upvc double glazed window to rear, fully tiled to walls, coving to ceiling, radiator, vinyl tiled effect floor covering.

**Outside:**

To the front of the property there is a lawned garden. To the side of this there is a generous sized driveway which extends to the side of property, where gated access leads to a pleasing rear garden having, paved patio area, artificial lawn garden, gravelled sections, outside cold tap, the rear garden is enclosed by mature hedging.

**Services:**

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

**Tenure:**

We are advised that the property is freehold but this has not been verified and confirmation will

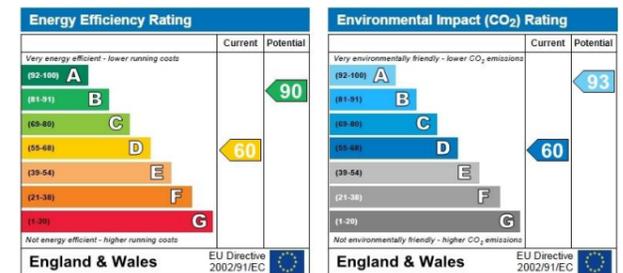
be forthcoming from the vendor's solicitors during pre-contract enquiries.

**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).

**Disclaimer:**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION



**FLOOR PLANS**

