

8 Perivale Close, Radbrook, Shrewsbury, Shropshire, SY3  
6DH

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**Offers In The Region Of £375,000**

Viewing: strictly by appointment through the agent

Occupying a lovely cul-de-sac position, within this highly desirable residential location. This is a well-presented, extended and much improved four double bedroom detached house, offering instantly appealing living accommodation throughout. The property boasts many pleasing features, some of which include, three reception rooms, a spacious modern family / kitchen breakfast room, study / family room, master bedroom with en suite shower, guest bedroom with en suite wetroom, generous driveway and low maintenance rear enclosed gardens. Radbrook Green offers an excellent variety of local amenities, recreational facilities and highly regarded local schooling. The Shrewsbury town centre and the local bypass are readily accessible from the property. Early viewing comes highly recommended for this property to be fully appreciated.

**Accommodation:**

Hallway, cloakroom, lounge, separate dining room, upvc double glazed conservatory, spacious modern family kitchen / breakfast room, study / family room, first floor landing, master bedroom with en suite shower cubicle, guest bedroom with en suite wetroom, two further double bedrooms, family bathroom, driveway, garage, westerly facing low maintenance rear garden, double glazing, gas fired central heating. Viewing is recommended.

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

Composite double glazed entrance door gives access to:

**Hallway:**

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

**Cloakroom:**

Having low flush wc, wall-mounted wash hand basin, radiator, wood effect flooring, upvc double glazed window to front. Door from hallway gives access to:

**Lounge:**

16'0" x 11'8"

Having upvc double glazed window to front, radiator, coal effect gas fire set to a marble style hearth with decorative fire surround, coving to ceiling, wall light points.

From hallway door gives access to:

**Spacious modern family kitchen / breakfast room:**

19'1" x 9'6"

Having a range of modern eye level and base units with built-in cupboards and drawers, a range of fitted composite worktops with inset 1½ sink drainer unit with mixer tap over (space for a range of appliances), luxury vinyl floor tiles, radiator, upvc double glazed window overlooking rear garden, tiled splash surrounds. Wooden framed glazed door from kitchen / breakfast room gives access to:

**Dining room:**

11'7" x 9'8"

Having radiator, coving to ceiling, upvc double glazed French doors from dining room access is given to:

**Upvc double glazed conservatory:**

9'3" x 8'6"

Having brick base, a range of upvc double glazed windows overlooking rear garden, tiled effect flooring, upvc double glazed french doors giving access to the rear garden, polycarbonate roof.

Door from family kitchen / breakfast room gives access to:

**Study / family room:**

19'3" x 7'8"

This multi-functional room comprises: Two upvc double glazed windows, wood effect flooring, composite double glazed door giving access to rear garden, fitted worktop with space for appliances, eye level storage cupboard, service door to garage.

From hallway stairs rise to:

**First floor landing:**

Having loft access, linen storage cupboard. From first floor landing doors give access to all bedrooms and bathroom.

**Bedroom one:**

14'10" x 12'0"

Having two upvc double glazed windows with pleasing aspect to front, extensive range of fitted wardrobes with eye level storage cupboards, chest of drawers, a tiled shower cubicle with vanity unit to side having wash hand basin and storage cupboard below.

**Bedroom two:**

18'1" x 7'9"

Having upvc double glazed window to rear, radiator, two fitted wardrobes with centralised chest of drawers and corner display unit. Door from bedroom two gives access to:

**En suite wet room:**

Having wall-mounted shower, pedestal wash hand basin, low flush wc, fully tiled to walls, vinyl floor covering, upvc double glazed window to side.

**Bedroom three:**

15'6" x 9'8" max reducing 7'3"

Having two upvc double glazed windows to front, radiator.

**Bedroom four:**

15'1" x 7'4"

Having fitted wardrobe, two upvc double glazed windows overlooking rear garden, two radiators.

**Bathroom:**

Having a three piece white suite comprising: Timber style jacuzzi panelled bath with shower over, pedestal wash hand basin, low flush wc, fully tiled to walls, wood effect flooring, radiator, coving and recessed spotlights to ceiling.

**Outside:**

The property occupies a pleasant cul-de-sac position and to the front there is a generous tarmac driveway with paved pathway giving access to the front door with lighting point. From

the driveway access is given to a garage. Side access via both sides of the property leads to a low maintenance and private rear garden having extensive paved sun terrace with outside cold tap and security light. Paved steps then lead to a further raised paved patio / seating area with part gravelled borders. The garden is enclosed by fencing and has a westerly facing aspect.

**Garage:**

15'1" x 8'2"

Having an up and over door, fitted power and light and wall-mounted Worcester gas fired central heating boiler.

**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.

**Council tax band D**

**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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**FLOORPLANS**

