

2 Talcott Drive, Radbrook Green, Shrewsbury, Shropshire,
SY3 6BP

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £139,995

Viewing: strictly by appointment
through the agent

This is a spacious and improved two bedroom first floor apartment, having a long extended lease and being offered for sale with No Upward Chain. The property occupies a particularly secluded position within this sought after residential location. Radbrook Green boasts excellent local amenities and is well placed with easy for Shrewsbury town centre and local bypass linking up to M54 motorway network. This property will appeal to many buyers and early viewing comes highly recommended by the selling agent. The accommodation briefly comprises of the following: Entrance hall, first floor landing, open plan lounge/diner/kitchen, two bedrooms, shower room, enclosed low maintenance garden, parking within residence car park, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

Upvc double glazed entrance door gives access to:

Entrance Hallway
Having radiator.

Staircase then rises to:

First Floor Landing
Having radiator, loft access.

From first floor landing door gives access to:

Open plan lounge/diner/kitchen

19'4" max x 13'5" max
The lounge/diner area comprises: radiator, TV aerial point, upvc double glazed window with pleasing aspect, coving to ceiling. The kitchen area comprises: a range of built-in eye level and base units with built-in cupboards and drawers, integrated oven with four ring electric hob, space for further appliances, fitted worktops with inset stainless steel sink with drainer unit, upvc double glazed window with pleasing aspect, wall mounted gas fired central heating boiler, vinyl tiled effect floor covering, coving to ceiling.

From first floor landing doors then give access to:
Two bedrooms and re-fitted shower room.

Bedroom One
13'2" x 9'3"
Having upvc double glazed window, radiator.

Bedroom Two
8'2" x 7'7"
Having upvc double glazed window, radiator, over-stairs cupboard/wardrobe.

Shower Room
Having tiled corner shower cubicle with mixer shower over, low flush WC, pedestal wash hand

basin with mixer tap over, tiled floor, part tiled to walls, upvc double glazed window, radiator.

Outside

The apartment has an allocated low maintenance garden having stoned and decked area with timber garden shed. This garden is enclosed by fencing. In the residence car park there is an allocated parking space for the apartment.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND A

Tenure

We are advised that the property is LEASEHOLD. The vendor/s have informed us these details/charges are applicable:
Approximate Length of lease remaining is: 147 years
Ground rent: None (peppercorn)
Ground rent review date and price increase: None
Service charge: None
The above charges/lease details have 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.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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		72	74
(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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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