

47 Henlow Rise, Radbrook Green, Shrewsbury,
Shropshire, SY3 6BJ

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Offers In The Region Of £379,995

Viewing: strictly by appointment
through the agent

Occupying a lovely and particularly secluded cul-de-sac within this highly desirable residential location, this is a well presented, spacious and particularly well proportioned four bedroom detached family house. The property boasts pleasing features some of which include: spacious lounge, kitchen/diner, sealed unit double glazed conservatory, brick paved driveway, a substantial tandem garage and southerly facing rear enclosed gardens. Radbrook Green has excellent amenities including Co-op supermarket, post office, takeaway outlets, public house etc and is within striking distance of highly regarded local schooling. Access to the county town is readily accessible as is the local bypass linking up to the M54 motorway network. Viewing is recommended by the agent.

Accommodation

Reception hallway, cloakroom, spacious lounge, sealed unit double glazed conservatory, kitchen/diner, first floor landing, four bedrooms, family bathroom, well maintained front and southerly facing generous sized rear enclosed gardens, brick paved driveway, large tandem garage, part double glazing, gas fired central heating, cul-de-sac position. Viewing is highly recommended.

Sealed unit lattice double glazed entrance door with matching window to side gives access to:

Hallway

Having radiator.

Door to:

Cloakroom

Having a coloured suite comprising: low flush WC, wash hand basin, fully tiled to walls, lattice sealed unit double glazed window to front, radiator.

Door from hallway gives access to:

Spacious lounge

22'7 x 11'8
Having an impressive and exclusive Tamara marble fireplace, lattice glazed window to front, two radiators, coving to ceiling.

Double glazed sliding patio door from lounge gives access to:

Sealed unit double glazed conservatory

11'8 x 9'2
Having brick base, range of sealed unit double glazed windows, polycarbonated roof, sealed unit double glazed French doors giving access to rear gardens, tiled floor, fitted ceiling light with built-in fan.

Doors from hallway and lounge give access to:

Kitchen/diner

19'3 x 9'5 max reducing down to 6'4
Having eye level and base units with built-in cupboards and drawers, tiled splash surrounds, fitted worktops with inset sink drainer unit, space for appliances, sealed unit double glazed window to rear, glass display cabinet, mock timber style beams to ceiling, under-stairs storage cupboard, part wood effect flooring, service door to large tandem garage.

From hallway stairs rise to:

First floor landing

Having loft access, sealed unit double glazed window to side, airing cupboard with hot water cylinder unit.

Doors then give access to: Four bedrooms and bathroom.

Bedroom one

12'1 x 11'10
Having two lattice glazed windows to front, radiator, coving to ceiling, built-in mirror fronted double wardrobe.

Bedroom two

10'2 x 7'8
Having sealed unit double glazed window to rear, radiator, built-in mirror fronted double wardrobe.

Bedroom three

9'9 excluding recess x 6'4
Having lattice glazed window to front, radiator, built-in mirror fronted double wardrobe, eye level storage cupboard, coving to ceiling.

Bedroom four

7'4 x 7'3
Having sealed unit double glazed window to rear, wood effect flooring, coving to ceiling.

Bathroom

Having a three piece suite comprising: corner panel bath with shower over and glazed folding shower screen to side, low flush WC, pedestal wash hand basin, fully tiled to walls, wall mounted extractor fan, coving to ceiling, heated towel rail, sealed unit double glazed window to rear, shaver point.

Outside

To the front of the property there is a neatly kept lawned garden with well stocked borders containing a variety of shrubs, plants and bushes with graveled insets. To the side of this there is a brick paved driveway which give access to:

Large tandem garage

39'4 x 8'6
Having up and over door, fitted power and light, glazed window to rear, part glazed wooden framed door giving access to rear gardens, wall mounted gas fired central heating boiler.

Rear gardens

The rear gardens are a pleasing feature of the property and have a good size southerly facing aspect and comprise: paved patio area with outside cold tap, lawned garden, well stocked gardens containing a variety of shrubs, plants and bushes, glazed greenhouse and timber garden shed. The rear gardens are enclosed.

Services

Mains water, electricity, septic drainage (the septic tank is shared with neighbouring property) 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.

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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

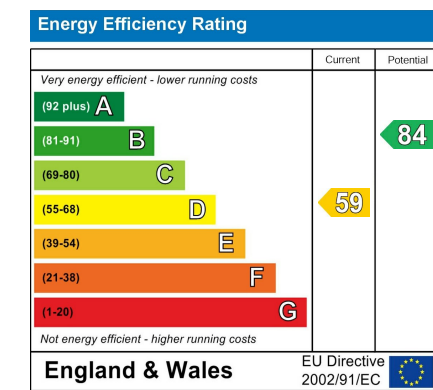
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

