



23 Melton Way, Radbrook Green, Shrewsbury, Shropshire,
SY3 6DW

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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Offers In The Region Of £350,000

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN, is this beautifully presented, deceptively spacious, well maintained and extended three/four bedroom detached house which occupies a lovely position within this highly desirable residential location. Radbrook Green has an excellent variety of amenities along with highly regarded schooling and is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the A5/M54 motorway network. Viewing is highly recommended by the selling agent. The accommodation briefly comprises of the following: Entrance hallway, lounge, dining room, kitchen, inner hallway, garden room/occasional ground floor bedroom, ground floor shower room, first floor landing, three bedrooms, bathroom, low maintenance landscaped front and rear enclosed gardens, brick paved driveway, generous sized garage with laundry area, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

Upvc double glazed entrance door with upvc double window to side gives access to:

Entrance hallway

Having radiator, telephone point, coving to ceiling.

Door from entrance hall gives access to:

Lounge

13'9 x 13'2

Having upvc double glazed window to front, radiator, wood effect flooring, coving to ceiling.

Folding door from lounge gives access to:

Dining room

9'7 x 8'0

Having upvc double glazed French doors giving access to rear gardens, wood effect flooring, coving to ceiling.

Door from dining room gives access to:

Kitchen

9'6 x 7'9

Having eye level and base units with built-in drawers, glass display cabinet, tiled splash surrounds, fitted worktops with inset twin stainless steel sink with drainer unit to side and mixer tap over, vinyl tiled effect floor covering, upvc double glazed window to rear, radiator, shelved under-stairs pantry store cupboard, wall mounted digital heating control panel.

Door from kitchen gives access to:

Inner hallway

Having wood effect flooring, wall mounted electric heater, service door to garage.

From inner hallway door gives access to:

Shower room

Having tiled shower cubicle., low flush WC, pedestal wash hand basin, wall mounted electric heater, fully tiled to walls, wall mounted extractor fan, tiled floor, upvc double glazed window to side.

Part glazed door from inner hallway gives access to:

Garden room/occasional bedroom

10'5 x 7'1

Having upvc double glazed window overlooking rear gardens, upvc double glazed sliding door giving access to rear gardens, wall mounted electric heater, wood effect flooring.

From entrance hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, coving to ceiling, loft access, airing cupboard.

Doors from first floor landing gives access to: Three bedrooms and bathroom.

Bedroom one

11'11 x 8'2 excluding wardrobe recess

Having a large range of fitted wardrobes, upvc double glazed window with pleasing aspect to front, radiator, coving to ceiling.

Bedroom two

9'10 x 9'5

Having upvc double glazed window with pleasing aspect to rear, radiator, coving to ceiling, built-in wardrobe.

Bedroom three

8'6 max reducing down to 6'2 x 6'9

Having upvc double glazed window to front, over-stairs storage cupboard, radiator.

Bathroom

Having a three piece white suite comprising: panelled bath, pedestal wash hand basin, low flush WC, radiator, vinyl floor covering, part tiled to walls, coving to ceiling, upvc double glazed window to rear, radiator.

Outside

To the front of the property there is a low maintenance stoned frontage with mature bush, rockery and paving stones. To the side of this there is a bricked paved driveway which provides ample off street parking for a number of vehicles.

Access is then given to:

Garage with laundry area

19'2 max reducing down to 6'2 min x 7'11

Having up and over door, fitted power and light, eye level storage cupboards, space for appliances, fitted worktops, part tiled floor, wall mounted Worcester gas fired central heating boiler.

Gated pedestrian side access then leads to the property's attractive well established and low maintenance:

Rear gardens

Having extensive paved patio with inset brick pavers, well stocked borders containing a variety of shrubs, plants and bushes. The rear gardens are enclosed by fencing and border a local woodland/coppice.

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 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).

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			82
(81-91) B			
(69-80) C		68	
(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

