



11 Wyebourne Road, Radbrook, Shrewsbury, Shropshire,  
SY3 6AQ

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**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:

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**Offers In The Region Of £285,000**

Viewing: strictly by appointment through the agent

Offered for sale with NO CHAIN. This is an appealing three bedroom detached house, offering deceptively spacious, well presented and improved living accommodation throughout. The property occupies a pleasant position within this sought after residential location. Radbrook Green has an excellent variety of local amenities, highly regarded schooling and is well placed for easy access to the town centre and the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent. The accommodation briefly comprises the following: Entrance porch, hallway, extended lounge, separate dining room, attractive modern kitchen, rear lobby, cloakroom, first floor landing, three bedrooms, re-fitted bathroom, attractive front and rear enclosed gardens, brick paved driveway, single garage, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Upvc double glazed entrance door gives access to:

**Entrance porch**

Having two upvc double glazed windows, upvc double glazed door gives access to:

**Hallway**

Having wood effect flooring, radiator.

Door from hallway gives access to:

**Extended lounge**

17'8 max x 10'3 max

Having upvc double glazed window to front, radiator, coal effect living gas fire set to marble style hearth with matching fire surround.

Arch from lounge gives access to:

**Dining room**

9'4 x 8'3

Having upvc double glazed French doors giving access to rear gardens, radiator.

Wooden framed double glazed doors from dining room and wooden framed glazed door from hallway gives access to:

**Modern kitchen**

9'5 x 7'7

Having a range of attractive eye level and base units with built-in cupboards and drawers, Granite overlay worktops with inset sink and mixer tap over, integrated Bosch double oven with Bosch four ring electric induction hob and concealed cooker canopy over, space for washing machine, plumbing for dishwasher, sealed under unit lighting, corner display unit, tiled splash surrounds, wood effect floor, space for upright fridge freezer, radiator, upvc double glazed window to rear, under-stairs shelved storage cupboard.

Door from kitchen gives access to:

**Rear lobby**

Having wood effect flooring, radiator, upvc double glazed door giving access to rear of property.

From rear lobby door gives access to:

**Cloakroom**

Having low flush WC, wall mounted wash hand basin with tiled splash surround, upvc double glazed window to rear, wood effect flooring, radiator.

From hallway stairs rise to:

**First floor landing**

Having upvc double glazed window to side, loft access, cupboard housing gas fired central heating boiler.

Doors from first floor landing give access to: Three bedrooms and re-fitted bathroom.

**Bedroom one**

11'11 x 9'6

Having upvc double glazed window to front, radiator, built-in double wardrobe.

**Bedroom two**

9'6 x 9'6

Having upvc double glazed window to rear, built-in wardrobe, radiator.

**Bedroom three**

8'9 max reducing down to 7'0 x 6'10

Having upvc double glazed window to front, radiator, fitted over-stairs wardrobe/cupboard.

**Bathroom**

Having a three piece white suite comprising: panelled bath with glazed shower screen to side, wall hung wash hand basin with mixer tap over, low flush WC, vinyl tiled effect floor covering, upvc double glazed window to rear, heated chrome style towel rail, fully tiled to walls.

**Outside**

To the front of the property there is a neatly lawned garden with inset shrubs and bushes. To the side of this there is a brick paved driveway which gives access to:

**Garage**

16'6 x 8'5

Having up and over door, fitted power and light, upvc double glazed service door to rear.

Gated side access then leads to the properties:

**Attractive rear gardens**

Having brick edged paved patio area, shaped lawned garden, well stocked borders containing a variety of shrubs, plants and bushes, outside lighting point and cold water tap. The rear gardens are enclosed by fencing.

**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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**FLOORPLANS**

