



5 Oriel Way, Radbrook Green, Shrewsbury, Shropshire,
SY3 6AS

www.hbshrop.co.uk



Offers In The Region Of £299,995

Viewing: strictly by appointment
through the agent



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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Offering exceptionally well presented living accommodation throughout. This is a well proportioned and particularly spacious, improved three bedroom detached house. The property occupies a pleasing cul-de-sac position within this desirable residential location. Radbrook Green has a excellent variety of local amenities and is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the motorway network. This property will be of interest to a number of buyers and early viewing comes highly recommended by the selling agent. The accommodation briefly comprises the following: Entrance hallway, lounge, re-fitted kitchen/diner, utility, first floor landing, three bedrooms, re-fitted shower room, front and landscaped rear enclosed gardens, two driveways, store garage, upvc double glazing, gas fired central heating, cul-de-sac position.

The accommodation in greater detail comprises:

Upvc double glazed entrance door gives access to:

Entrance hall

Having an attractive tiled floor, radiator with cover, upvc double glazed window to side, wall mounted thermostat control unit.

Door from hallway give access to:

Lounge

12'7 x 12'0

Having upvc double glazed window to front, radiator, TV and telephone point.

Wooden framed door from lounge gives access to:

Re-fitted kitchen/diner

15'3 x 9'5

The dining area comprises: wood effect flooring, upvc double glazed French doors giving access to rear gardens. The kitchen area comprises: a range of eye level and base units with built-in cupboards and drawers, freestanding double oven with four ring electric hob, cupboard housing gas fired central heating boiler, wood effect flooring, upvc double glazed window to rear, under-stairs shelved storage cupboard.

Upvc double glazed door from kitchen/diner gives access to:

Utility

10'0 x 8'0

Having fitted worktop with inset sink and mixer tap over, eye level and base storage cupboards, space for fridge freezer and washing machine, wood effect flooring, upvc double glazed window to rear, upvc double door giving access to rear gardens, service door to store garage.

From hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access, cupboard housing pressurised water system.

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

Bedroom one

10'7 x 8'2

Having upvc double glazed window to front, radiator.

Bedroom two

9'6 x 8'10

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

Bedroom three

7'5 x 6'10

Having upvc double glazed window to front, radiator.

Re-fitted shower room

Having tiled shower cubicle with drench shower over, low flush WC, wash hand with storage cupboards and drawers below, vinyl period style floor covering, fully tiled to walls, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property there is a lawned garden with mature hedging. Paved pathway gives access to front door. Two driveways, from one driveway access is given to:

Store garage

8'1 x 7'10

Side access then leads to the properties:

Landscaped rear gardens

Having paved sun terrace, low rise stoned walling with centralised paved pathway giving access to paved patio area, well maintained lawned gardens, raised beds with a variety of specimen shrubs. plants and bushes, fruit trees. The rear gardens are enclosed by fencing and hedging.

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 C

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			88
(81-91) B			
(69-80) C		67	
(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

