

19 Amber Hill, Radbrook Green, Shrewsbury, Shropshire, SY3 6DE

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Offers In The Region Of £220,000

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN and occupying a lovely cul-de-sac position. This is a deceptively spacious and well proportioned two bedroom end of terrace house. Radbrook Green is a popular residential location having excellent amenities and being situated close to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. This is 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, kitchen/diner, sealed unit double glazed conservatory, first floor landing, two bedrooms, shower room, low maintenance front and rear enclosed gardens, driveway, upvc double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises the following:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having radiator, UPVC double glazed window to side.

Wooden framed door from hallway gives access to:

Lounge

13'10 x 10'1

Having UPVC double glazed window to front, radiator, coal effect gas fire set to a marble style hearth with timber mantle.

Wooden framed door from lounge gives access to:

Kitchen/diner

13'6 x 8'0

Having eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktops with inset stainless steel sink with drainer unit, wall mounted gas fired central heating boiler, vinyl floor covering, tiled splash surrounds, UPVC double glazed door giving access to side of proper, under-stairs storage cupboard.

Doorway from kitchen/diner gives access to:

Sealed unit double glazed conservatory

12'4 x 10'4

Having a range of sealed unit double glazed windows, polycarbonated roof tiled floor, sealed unit double glazed French doors giving access to rear gardens, radiator.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access.

Doors from first floor landing then give access to:
Two bedroom and shower room.

Bedroom one

12'1 x 10'1

Having UPVC double glazed window to front, radiator, over-stairs double wardrobe and storage cupboard to side.

Bedroom two

10'0 x 7'1

Having UPVC double glazed window to rear, radiator.

Shower room

Having tiled shower cubicle, pedestal wash hand basin, low flush WC, part tiled to walls, UPVC double glazed window to rear, radiator.

Outside

To the front of the property there is a low maintenance stone frontage with paved pathway giving access to front door and tarmac driveway to side proving ample off street parking.

Gated pedestrian side access then leads to a side paved patio area with access leading to the property's low maintenance, well established:

Rear gardens

Having low maintenance stone sections, raised mature shrubs and bushes, outside cold tap and lighting point. 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 B

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).

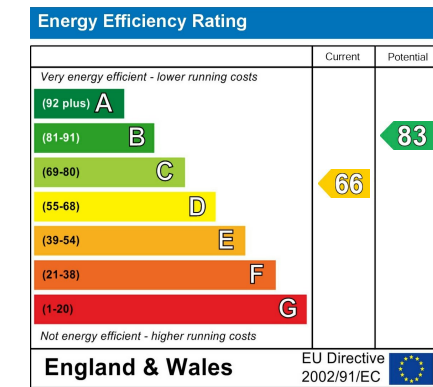
Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

