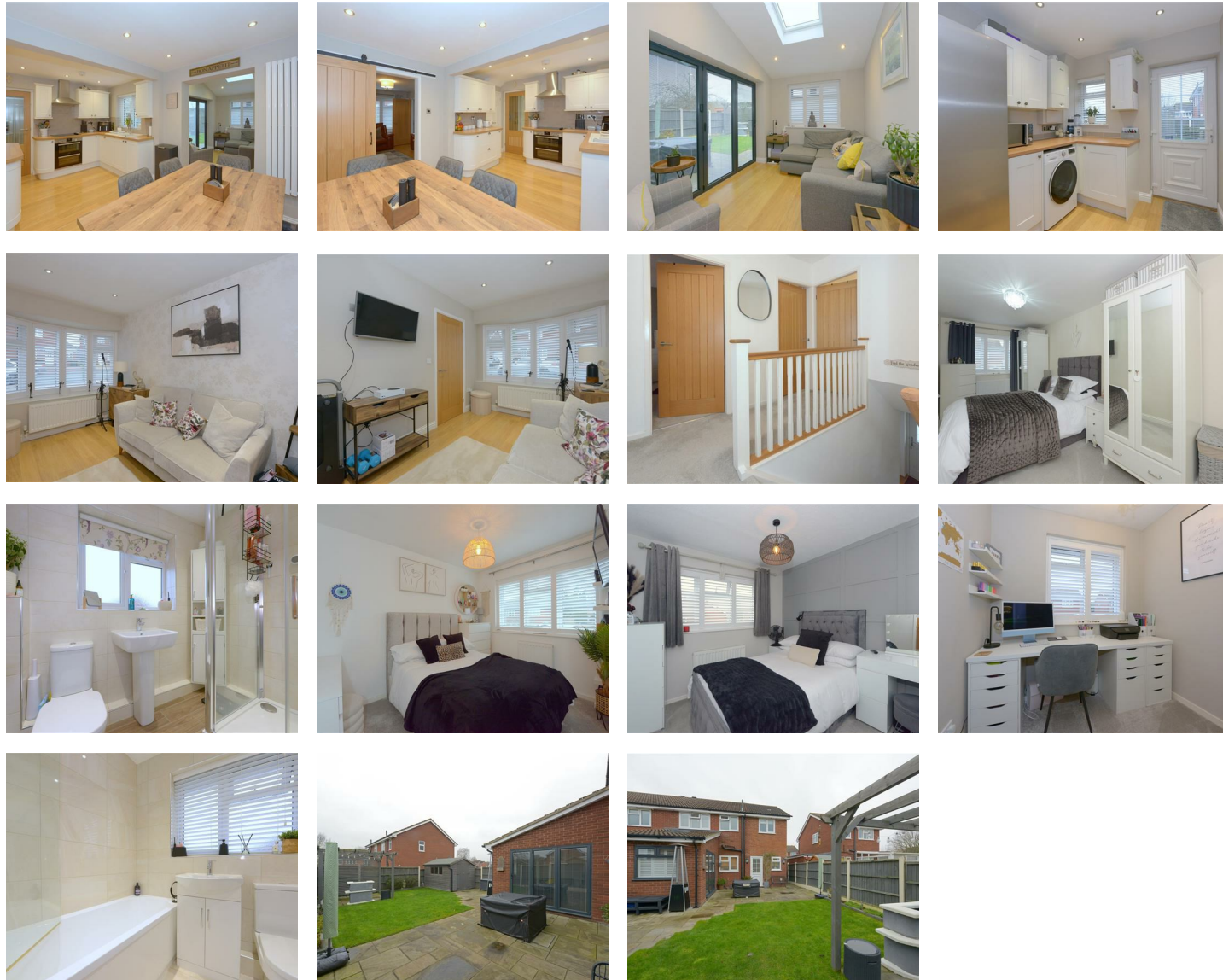




3 St. Andrews Road, Radbrook Green, Shrewsbury,
Shropshire, SY3 6BH

www.hbshrop.co.uk



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Having beautifully presented, greatly improved and extended living accommodation throughout, this is a superior four bedroom semi detached house, boasting many pleasing features which will appeal to many buyers and having the added benefit of NO UPWARD CHAIN. The property is ideally located in a much sought-after residential area and is well placed for the Royal Shrewsbury Hospital, together with popular schooling for juniors and seniors nearby. Radbrook Green offers excellent local amenities within the Radbrook shopping Centre which benefits from Co-op supermarket, doctor's, dentist, take-away facilities and a public house. The Shrewsbury Town Centre is also accessible by foot or by taking the frequent bus service, whilst further retail amenities can be found on the Meole Brace Retail Park. Commuters will find that the A5 is readily accessible providing links through to Telford and thereon to Wolverhampton and Birmingham. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, snug, garden room, refitted kitchen/diner, utility room, cloakroom, first floor landing, master bedroom with modern ensuite shower room, three further bedrooms, refitted family bathroom, brick paved driveway providing parking up to 3 vehicles, landscaped south westerly rear enclosed gardens, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is essential.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door gives access to:

Entrance hallway

Having wood effect flooring, recessed spotlights to ceiling, wall mounted thermostat control unit.

Door from entrance hallway gives access to:

Lounge

12'9 x 12'0

Having UPVC double glazed window to front, with fitted shutters, radiator, coal effect electric fire set to a marble style hearth with matching fire surround.

Sliding door from lounge gives access to:

Refitted kitchen/diner

15'3 x 9'3

Having a range of replaced eye level and base units with built-in cupboards and drawers, integrated double oven, four ring electric hob with cooker canopy over, integrated dishwasher, fitted wooden effect worktops with inset 1 1/2 sink with mixer tap over, tiled splash surrounds, UPVC double glazed window to rear, recessed spotlights to ceiling, understairs storage cupboard, contemporary wall hung radiator.

Square arch from kitchen/diner gives access to:

Garden room

11'11 x 7'3

Having UPVC double glazed window to rear with fitted shutters, double glazed bi-folding doors giving access to rear gardens, contemporary wall hung radiator, wood effect flooring, Velux roof window, recessed spotlights to ceiling.

Part glazed door from kitchen/diner gives access to:

Utility Room

11'8 max reducing down to 8'0 min x 7'5

Having eye level and base units, fitted wooden effect worktops, wall mounted gas fired central heating boiler, space for American style fridge freezer plus further appliances, wood effect flooring, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, spotlights to ceiling.

Door from utility room gives access to:

Cloakroom

Having low flush WC, wash hand basin with mixer tap over and storage cupboard below, UPVC double glazed window to side.

Door from entrance hallway and from utility room gives access to:

Snug

11'2 x 7'7

Having UPVC double glazed window to front with fitted shutters, radiator, wood effect flooring, recessed spotlights to ceiling.

From entrance hallway stairs rise to:

First floor landing

Having loft access. Doors then give access to: Four bedrooms and refitted bathroom.

Bedroom one

16'7 x 7'5

Having UPVC double glazed window to front with fitted shutters, radiator, secondary loft access.

Door gives access to:

Ensuite shower room

Having tiled shower cubicle with drench shower over plus handheld shower attachment off, pedestal wash hand basin with mixer tap over, low flush WC, tiled floor, tiled to walls, recessed spotlights and extractor fan to ceiling, heated chrome style towel rail.

Bedroom two

9'6 x 9'0

Having feature panelling to wall, UPVC double glazed window to rear with fitted shutters, radiator, large part mirror fronted double wardrobe.

Bedroom three

10'5 x 8'2

Having UPVC double glazed window to front with fitted shutters, radiator and small fitted wardrobe.

Bedroom four

7'7 max reducing down to 5'7 x 6'10

Having UPVC double glazed window to front with fitted shutters, over stairs head fitted wardrobe, radiator.

Refitted bathroom

Which comprises: Panel bath with wall mounted electric shower, glazed shower screen to side, wash hand basin with storage cupboard below, radiator, UPVC double glazed window to rear, tiled to walls, heated chrome style towel rail tiled floor.

Outside

To the front of the property there is a generous brick paved driveway providing off street parking for 3 vehicles. Gated side access then leads to the property's

South westerly facing rear landscaped rear gardens

Comprising: large Indian sandstone paved patio area, outside lighting point, cold water tap, large timber garden shed, lawn garden, Indian sandstone sun terrace with timber pergola, raised beds. 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 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		
(81-91) B		86
(69-80) C	76	
(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

