



SAMUEL WOOD

9 Radbrook House, 46 Stanhill Road, Shrewsbury, Shropshire, SY3 6AL

Offers In The Region Of £165,000



9 Radbrook House, 46 Stanhill Road

Shrewsbury, Shropshire, SY3 6AL



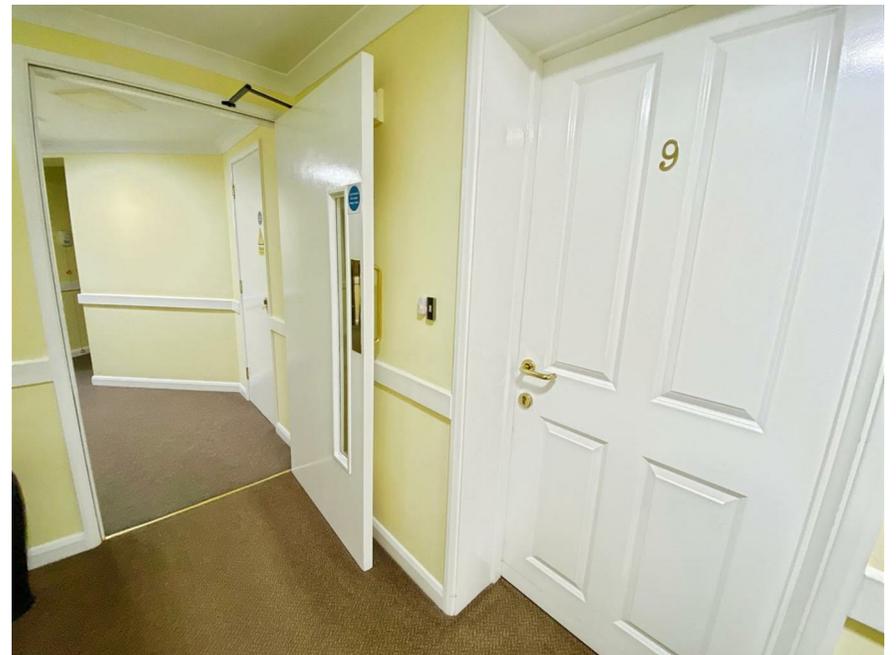
- One Bedroom Retirement Apartment
- Entry Level Easy Access Position
- Well Equipped Fitted Kitchen
- Communal Lounge & Dining Room
- Convenient Location Near Amenities
- Assisted Living For Over 65s
- Bright And Spacious Living Area
- Modern Bathroom With Separate Shower
- 24 Hour Emergency Call System
- EPC Rating B

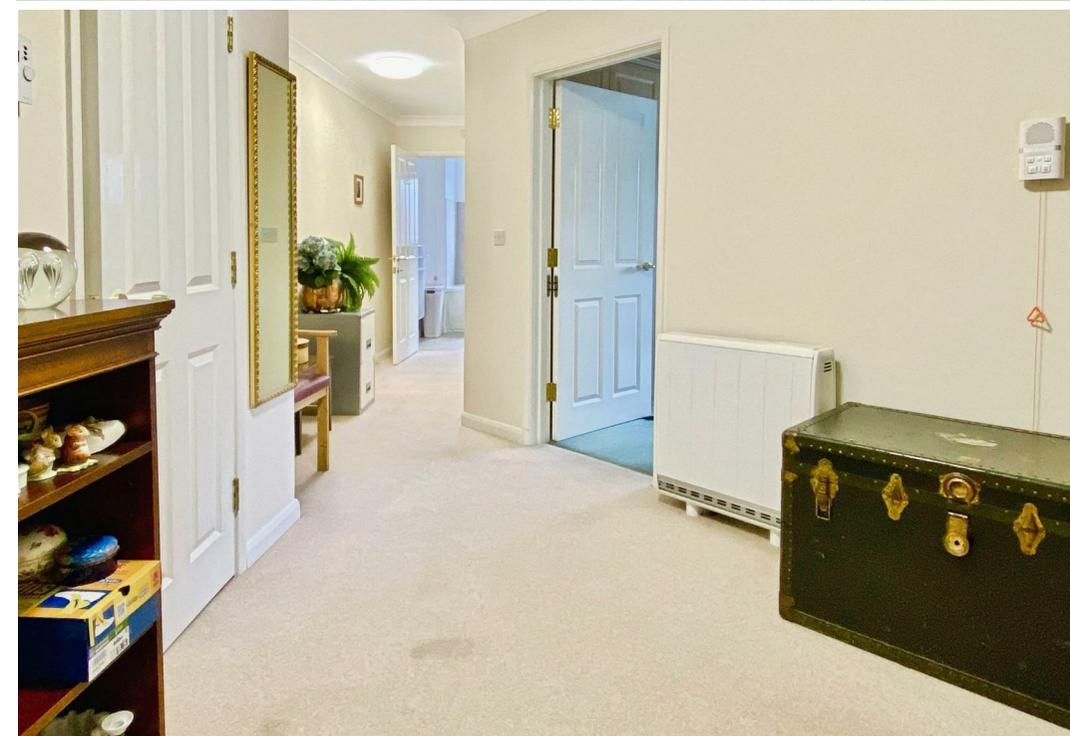
Located in the heart of Radbrook, 9 Radbrook House enjoys a prime position within easy reach of a wide range of everyday amenities, creating an ideal setting for comfortable retirement living. The development is perfectly placed for convenient access to shops, healthcare services, and social facilities, all just a short distance away, while regular bus routes provide excellent connectivity to surrounding areas. Designed specifically for the over 65s, the property offers an appealing lifestyle with the added reassurance of assisted living and a welcoming community environment. Residents benefit from a range of on-site facilities that encourage both independence and social interaction, making this an attractive choice for those seeking a secure, low-maintenance home in a well-connected and friendly location.

The apartment is well-presented throughout and positioned on the entry level, offering ease of access. Internally, the accommodation comprises a spacious reception hall leading to a bright and generously sized living/dining room with an elevated aspect, creating a light and comfortable space for everyday living. The adjoining fitted kitchen is well-equipped with a range of units and integrated appliances, designed for both practicality and convenience. The bedroom offers a pleasant outlook, while the bathroom is fitted with both a bath and separate shower.

Residents of Radbrook House benefit from a range of thoughtfully provided communal facilities, including a lounge, conservatory, and a subsidised restaurant, encouraging a sociable and supportive environment. Further features include a laundry room, buggy storage with charging points, lift access to all floors, and a guest suite available for visitors.

Externally, the development is set within well-maintained communal grounds and offers visitor parking. A warden is on site Monday to Friday and there is a 24-hour emergency call system available to provides additional peace of mind, enhancing the overall appeal of this secure and well-managed development.







Directions

What3words: ///cost.much.zoom

Services: We understand that the property has mains electricity, mains water and mains drainage.

Broadband Speed: Basic 8 Mbps & Superfast 80 Mbps
 Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 122 years from 18th July 2010 - 106 Remain
 Service Charges: £8,706.68 pa (paid in monthly instalments)
 Ground Rent: £250 pa
 Next Ground Rent Review Period: tbc

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

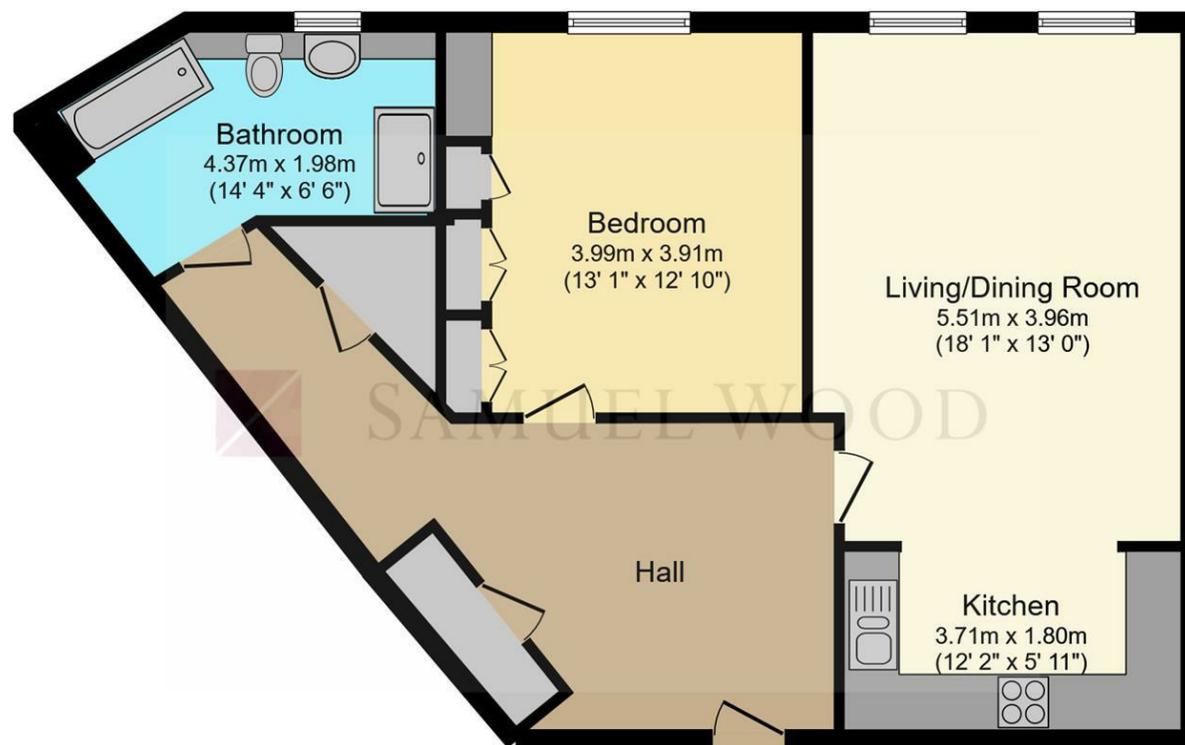
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.







Ground Floor
Floor area 76.0 sq.m. (818 sq.ft.)

Total floor area: 76.0 sq.m. (818 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk