



SAMUEL WOOD

8 Perivale Close, Radbrook Green, Shrewsbury, Shropshire, SY3 6DH

Offers In The Region Of £425,000





# 8 Perivale Close

Radbroke Green, Shrewsbury, Shropshire, SY3 6DH



- Extended Detached Family Home
- Four Double Bedrooms
- Multiple Reception Spaces
- Driveway And Garage Parking
- Early Viewing Highly Recommended
- Desirable Cul-De-Sac Location
- Modern And Versatile Layout
- Private Westerly Facing Garden
- Popular Radbrook Green Location
- EPC Rating C

Occupying a lovely cul-de-sac position within this highly desirable residential location, this well-presented, extended and much improved four double bedroom detached house offers instantly appealing and versatile living accommodation throughout. The property has been thoughtfully enhanced to provide spacious family living, complemented by modern fixtures and fittings and a flexible layout ideal for today's lifestyle. Situated in the popular Radbrook Green area, the property benefits from an excellent range of local amenities, recreational facilities and highly regarded schooling. Shrewsbury town centre and the local bypass are both readily accessible, making this an ideal location for commuters and families alike. Early viewing is highly recommended to fully appreciate the quality, space and setting this impressive home has to offer.

The ground floor offers a well-balanced mix of living and entertaining space, designed with both comfort and practicality in mind. A welcoming lounge sits to the front of the property, featuring an attractive coal-effect gas fire that creates a warm focal point. To the rear, a spacious modern kitchen/breakfast room forms the heart of the home, fitted with contemporary units and generous worktop space, and enjoying views over the garden. This area flows seamlessly into a dining room, ideal for family meals and gatherings, which in turn opens into a bright conservatory providing an additional relaxing space with direct garden access. Completing the ground floor is a versatile study/family room, perfect for home working or hobbies, with further access to the garden and internal access to the garage.

The first floor is arranged around a central landing that provides access to all bedrooms and the family bathroom, along with useful storage and loft access. The principal bedroom benefits from fitted wardrobes and an en-suite shower area, creating a private retreat. A second generous bedroom includes fitted storage and its own en-suite wet room, making it ideal for guests or family members seeking added privacy. Two further well-proportioned bedrooms offer flexibility for family use, guest accommodation, or additional workspace. The family bathroom is well appointed with a modern white suite, including a bath with shower over, and is finished with stylish tiling and contemporary touches, serving the remaining bedrooms comfortably.

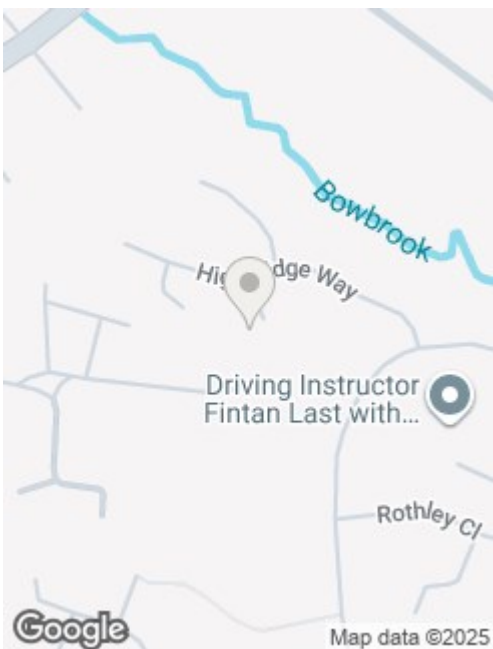
Externally, the property enjoys a pleasant position within a quiet cul-de-sac. To the front, a generous driveway provides ample off-road parking and leads to the integral garage, which is equipped with power, lighting and also houses the central heating boiler. Side access on both sides of the property leads through to the rear garden, which has been designed for ease of maintenance and privacy. The garden features a large paved sun terrace, ideal for outdoor dining and entertaining, with steps leading up to a further raised seating area bordered by gravel features. Fully enclosed by fencing and enjoying a westerly-facing aspect, the garden offers a peaceful and private outdoor space throughout the day.











## Directions

What3words: ///goat.idea.added

Services: We understand that the property has mains gas heating, mains electricity, mains water and main) drainage.

Broadband Speed: Basic 16 Mbps, Superfast 80 Mbps & Ultrafast 2300 Mbps

\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

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

Council Tax Band: D

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.

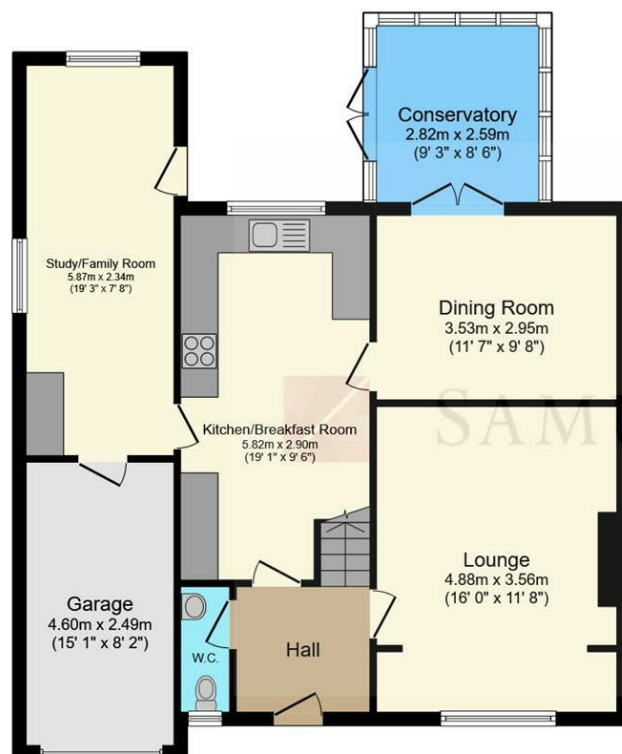
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler,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



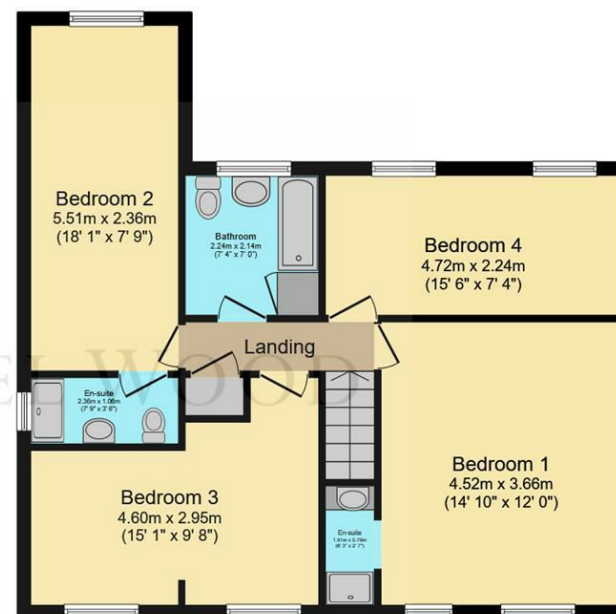








**Ground Floor**  
Floor area 89.4 sq.m. (962 sq.ft.)



**First Floor**  
Floor area 70.2 sq.m. (756 sq.ft.)

**Total floor area: 159.6 sq.m. (1,718 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](http://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

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