



SAMUEL WOOD

Flat 37a Radbrook Road, Shrewsbury, Shropshire, SY3 9BQ

Offers In The Region Of £147,000



Situated along the ever-popular Radbrook Road, this most attractive first-floor apartment combines classical charm with practicality, offering well-proportioned accommodation in a highly regarded and convenient part of Shrewsbury. Occupying a prominent position within this handsome period building, the apartment enjoys private parking, a rare asset in this sought-after area, and is just a short commute from excellent local amenities, scenic green spaces and Shrewsbury town centre.

- Elegant First Floor Apartment in Sought After Area
- Stylish Living Room with Two Sash Windows
- Fitted Farmhouse Style Kitchen Overlooking Garden
- Spacious Double Bedroom with Fitted Mirrored Wardrobes
- Modern Bathroom with White Suite
- Welcoming Hall with Good Circulation Space
- Dedicated Space in Private Residents' Parking Area
- Gas-Fired Central Heating
- Prime Location on Radbrook Road, Near Town and Amenities
- EPC Rating D

You enter via a well-maintained communal entrance and ascend to the first floor, where the apartment opens into a welcoming reception hall - a central hub connecting the principal rooms.

To the front, the living room is filled with light from two original sash windows, complemented by a central fireplace that adds warmth and character to the space.

The kitchen lies just off the hallway, fitted in a traditional farmhouse style with cabinetry and worktops that reflect the period feel of the building. A rear-facing window provides a pleasant outlook and plenty of daylight.

The double bedroom is generously proportioned and flooded with natural light thanks to windows on both the front and side elevations. A wall of fitted mirrored wardrobes offers excellent storage, and the room also accommodates the central heating boiler discreetly.

The bathroom is well-appointed, with a clean white suite including a bath with shower over, WC, and a wash-hand basin set into a vanity surround, with a window to the side for ventilation and natural light.

Outside, the apartment enjoys a dedicated parking space within a residents' private car park, making it one of the more practical and complete one-bedroom homes in this area.

Services at the property

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

Broadband Speed: Basic 5 Mbps, Superfast 64 Mbps & Ultrafast 1800
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Local Authority

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

Council Tax Band: A

Tenure

We understand the tenure is Leasehold - Share of Freehold. 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: 999 years from 29.9.1976 - 950 years remain.

Service Charges: £1100 pa

Ground Rent: N/A

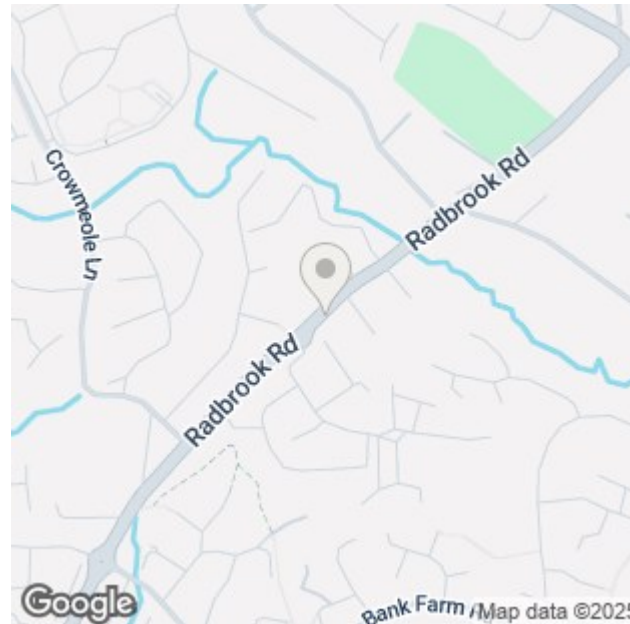
Next Ground Rent Review Period: N/A

Mortgage Services

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

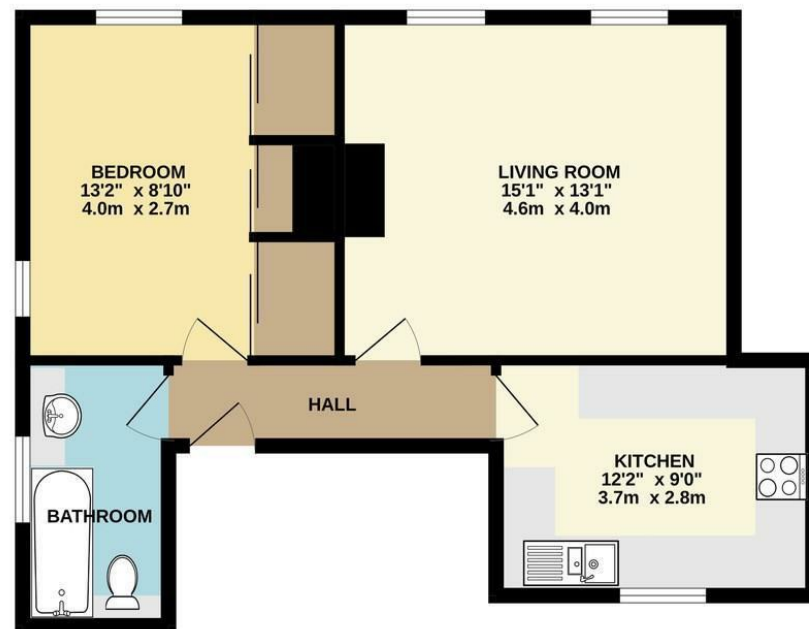
Referral Fees

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.



Floor Plans

FIRST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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