



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Radbrook House, Stanhill Road, Shrewsbury, SY3 6AL

**Offers in the Region of
£130,000**

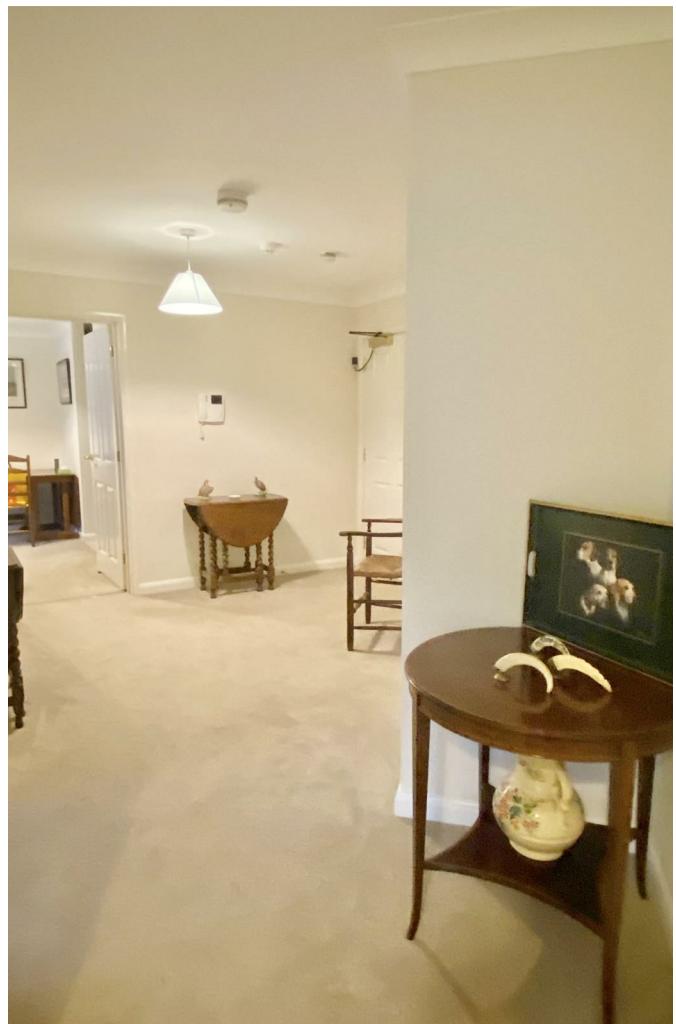
To view this property please call us on **01743 236 800** Ref: T8107/SL/Ird

A well-presented one-bedroom retirement apartment situated on the ground floor of a highly desirable and well-maintained development, offering comfortable and secure living.

The property benefits from its own private entrance, providing an added sense of independence, and comprises a bright and spacious living/dining room, a fitted kitchen, a generous double bedroom, and a modern bathroom. The apartment is thoughtfully designed to offer ease of living, with a practical layout and ample storage throughout.

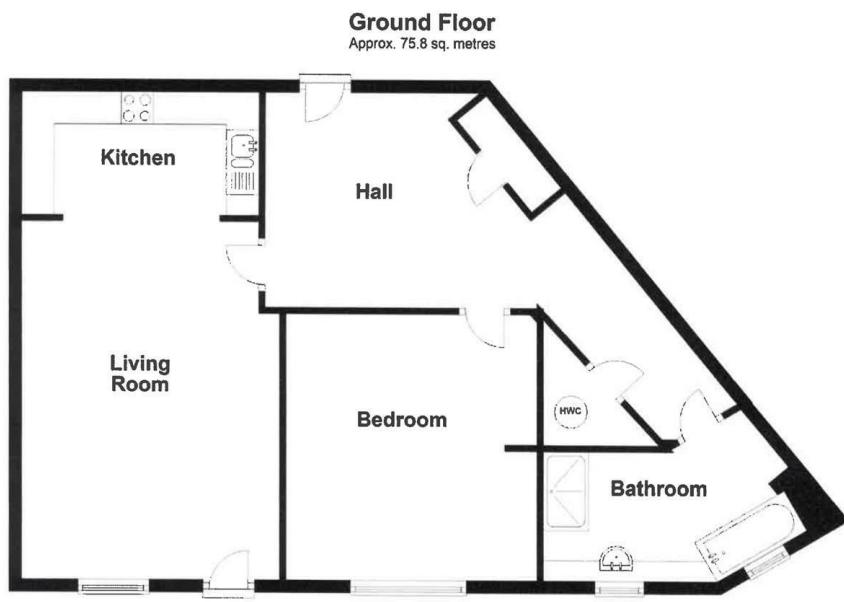
Residents enjoy access to excellent on-site facilities, including a welcoming residents' lounge – perfect for socialising and community events – a convenient laundry room, and a subsidised on-site restaurant providing freshly prepared meals. The development also offers well-kept communal areas and parking for residents and visitors.

Ideally located close to local amenities and transport links, this charming retirement apartment combines independent living with the reassurance of a supportive community environment.



FLOOR PLANS

Apartment 1, Radbrook House, 46 Stanhill Road, Shrewsbury, SY3 6AL



INSIDE THE PROPERTY

SPACIOUS INNER HALLWAY

With built-in storage cupboard

Built-in airing cupboard housing the hot water cylinder with slatted shelving

Internal access door leading into Radbrook House

LIVING / DINING ROOM

18'3" x 13'2" (5.56m x 4.01m)

Archway to:

KITCHEN

12'6" x 5'6" (3.81m x 1.68m)

With a range of modern, matching wall and base units

Integrated dishwasher and fridge/freezer

Built-in oven, grill and hot with extractor unit over

BEDROOM

13'6" x 12'8" (4.11m x 3.86m)

BATHROOM

Modern white suite comprising:

Panelled bath

Large shower cubicle

Low flush wc with concealed cistern

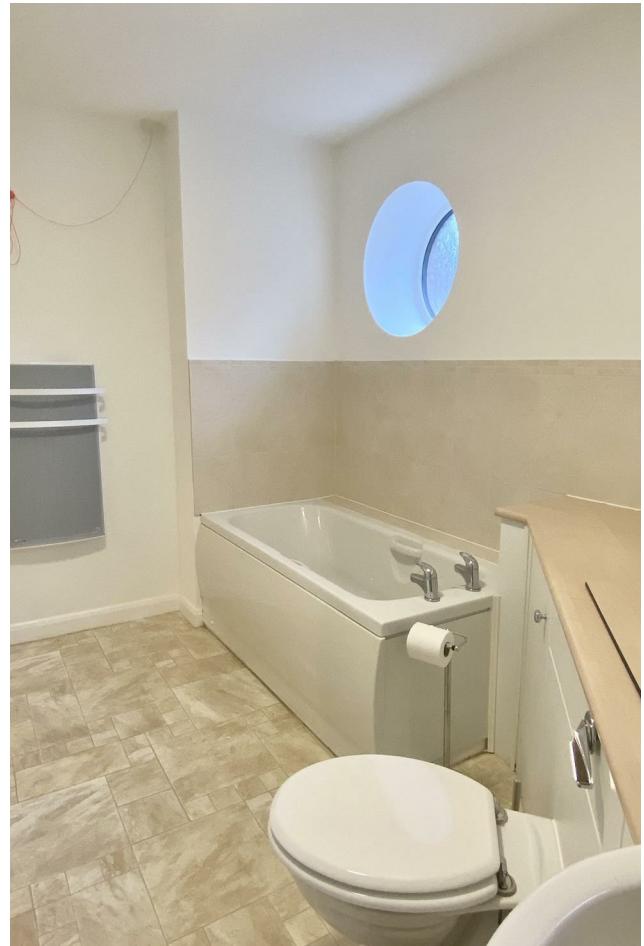
Inset wash hand basin with storage cupboards under

Part tiled walls

Extractor fan

OUTSIDE THE PROPERTY

The apartment has use of a communal car park, which is designated on a first come, first served basis. The apartment offers communal outdoor seating areas.



HOW TO FIND THIS PROPERTY

From Shrewsbury town centre proceed over the Welsh Bridge and follow the road to the Frankwell island. Take the first exit onto Copthorne Road, and then left onto Pengwern Road. Proceed ahead turning right onto Port Hill and at the Port Hill roundabout, head straight over onto Radbrook Road and continue until the next mini roundabout taking the left turn into Bank Farm Road. Turn right into the Co-op supermarket car park and continue along, following it around to the left and into the communal residents car park. Apartment 1 is positioned to the ground floor and has an independent access door.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Council Tax Band: B

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

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Shrewsbury SY1 1QJ
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