



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**18 Radbrook House, 46 Stanhill Road, Shrewsbury SY3 6AL**

**£115,000 Region**

To view this property please call us on **01743 236 800** Ref: T7326/SL/MU

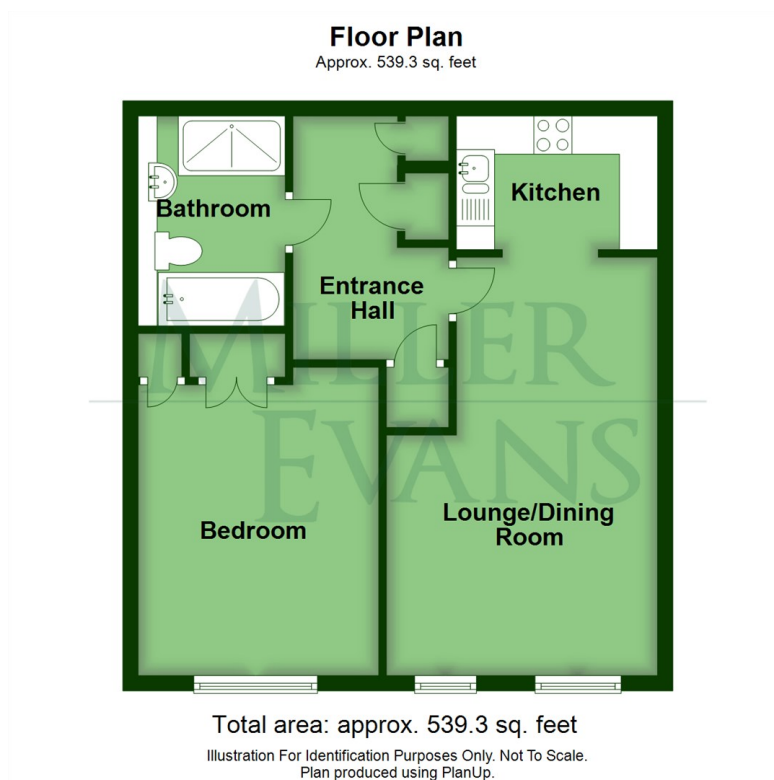
# A truly immaculate, well appointed and neatly kept, modern, one bedroomed leasehold retirement apartment.

The apartment is situated on the first floor of this award winning, assisted living development and occupies an enviable position enjoying a sunny south facing aspect from the principal rooms. The apartment is well equipped with rooms of pleasing dimensions and benefits from electric heating and double glazing.

The development is well placed within easy reach of excellent amenities including local shops, a pharmacy, dentists, doctors, recreational facilities together with a frequent bus service to the town centre. Radbrook House offers the advantage of assisted living with a spacious and attractive communal lounge with conservatory area, attractive and good sized dining room in which subsidised meals are served and on the lower ground floor there is a communal laundry.



## FLOOR PLANS





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### Lounge/Dining Room

17'3" x 12'0" (5.26m x 3.66m)

Two windows to front, double door, open plan to:

### INSIDE THE PROPERTY

#### Kitchen

6'3" x 9'0" (1.91m x 2.75m)

#### SPACIOUS ENTRANCE HALL

With large airing cupboard. Further single door storage cupboard and built in cloaks cupboard.

#### Shower Room

Door to:

#### LOUNGE/DINING ROOM

18'0" x 11'8" (5.49m x 3.56m)

A pleasant room with window enjoying a southerly south facing aspect.

#### KITCHEN

5'9" x 8'8" (1.75m x 2.64m)

Neatly appointed and fitted with a range of matching modern units with integrated appliances including slimline washing machine.

### Bedroom

13'5" x 12'0" (4.08m x 3.66m)

Window to front, Storage cupboard, sliding door, door to:

### BEDROOM

12'6" x 10'4" (3.81m x 3.15m)

Window with similar outlooks to the lounge  
Good sized built in wardrobe.

### Entrance Hall

Storage cupboard, three doors.

### BATHROOM/WET ROOM

With large walk in shower

Panelled bath

Dressing surface with inset hand basin

WC with concealed low type flush.

### OUTSIDE THE PROPERTY

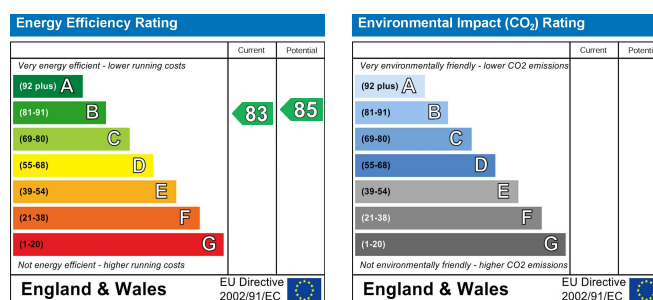
Communal car parking area to the rear.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island taking the first exit into Copthorne Road and continue the full length of Copthorne Road to the Mytton Oak traffic island and turn left into Shelton Road. Proceed along Shelton Road to the Porthill island and take the third exit into Radbrook Road. Continue along Radbrook Road to the second mini island and turn left into Bank Farm Road, continue for a further distance eventually turning right into Stanhill Road. Turn right at the top of the road where Radbrook House will be found straight ahead on the right hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity and drainage 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

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.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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