



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

18 Radbrook Road, Shrewsbury, SY3 9BA

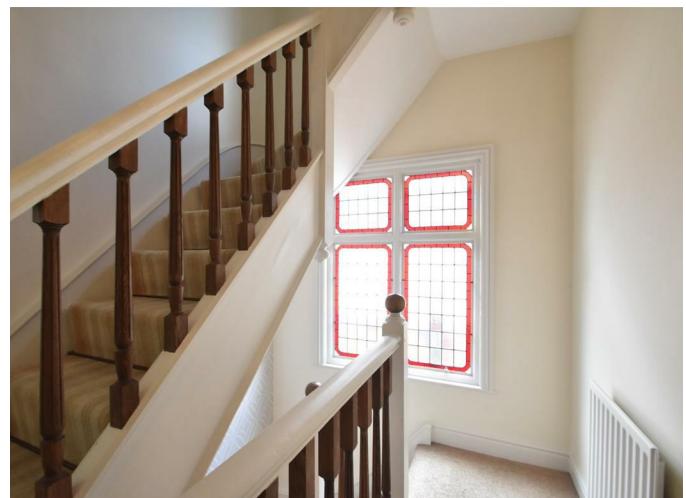
£680,000 Region

To view this property please call us on **01743 236 800** Ref: T7271/SL/KQ

An attractive and well appointed, mature, semi-detached five bedroom family residence.

This five bedroom semi-detached property has well planned and well proportioned accommodation arranged over three levels. The property is neatly presented and well maintained. On the ground floor is an attractive entrance hall, sitting room, formal dining room, snug with archway to an attractive and neatly appointed kitchen with dining area and family room with doors opening onto a decked terrace. On the first floor are three bedrooms and a shower room. On the second floor are two further bedrooms with family bathroom. The property benefits from gas fired central heating and double glazing.

The property is situated in this popular and favoured residential area, well placed within easy reach of excellent amenities, including local shops, popular schools, including Shrewsbury School and the High School for girls, the Royal Shrewsbury hospital and within close proximity to the town centre.



INSIDE THE PROPERTY

ATTRACTIVE ENTRANCE HALL

LIVING ROOM

13'3" x 11'0" (4.04m x 3.35m)

DINING ROOM

9'10" x 10'4" (3.00m x 3.15m)

SNUG

9'7" x 11'0" (2.92m x 3.35m)

Fireplace recess housing wood burning stove

Archway to:

KITCHEN / DINING / FAMILY ROOM

9'2" x 24'6" (2.79m x 7.46m)

A pleasant room with kitchen fitted with an attractive matching range of modern units

Window and glazed French doors opening to the rear garden

UTILITY

6'0" x 7'5" (1.83m x 2.25m)

CLOAKROOM

Wash hand basin, wc

From the entrance hall, an attractive STAIRCASE with hand rail and balustrade to FIRST FLOOR LANDING

BEDROOM 1

13'3" x 10'10" (4.04m x 3.31m)

BEDROOM 2

9'10" x 10'6" (3.00m x 3.19m)

BEDROOM 3

9'5" x 10'10" (2.86m x 3.31m)

SHOWER ROOM

STAIRCASE continues to SECOND FLOOR LANDING

BEDROOM 4

10'8" x 10'11" (3.26m x 3.33m)

BEDROOM 5

9'9" x 10'6" (2.97m x 3.20m)

FAMILY BATHROOM

OUTSIDE THE PROPERTY

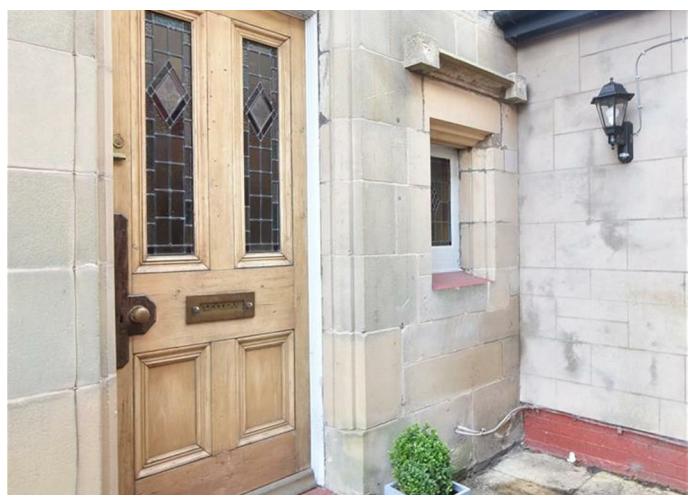
The property is set back and divided from the road by a generous forecourt, providing ample parking space and serving the reception area.

There is an attractive and good sized landscaped REAR GARDEN with a raised decked terrace with ornamental balustrade. A staircase with hand rail leads down to a lower level, with a further randomly paved patio and terrace, ornamental water garden and extensive lawns with well established shrubs and trees. The whole being particularly well stocked and enclosed on all sides.









FLOOR PLANS ...

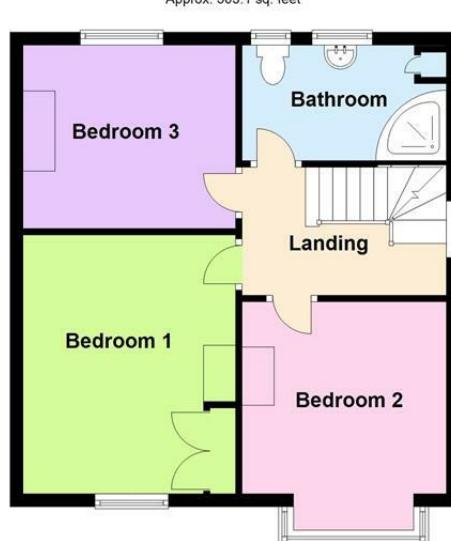
Ground Floor

Approx. 756.4 sq. feet



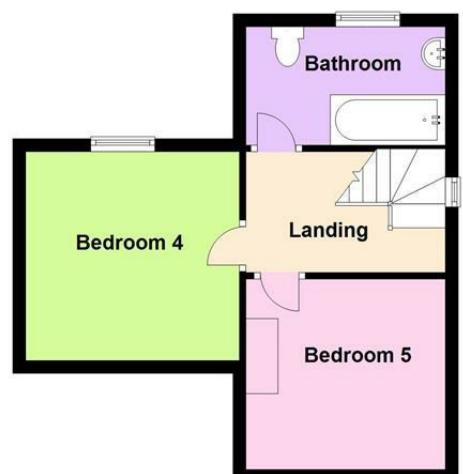
First Floor

Approx. 503.1 sq. feet



Second Floor

Approx. 354.6 sq. feet



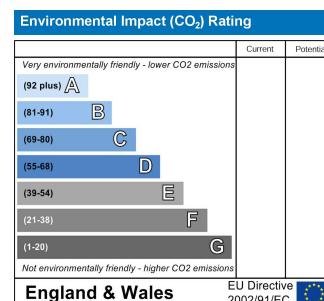
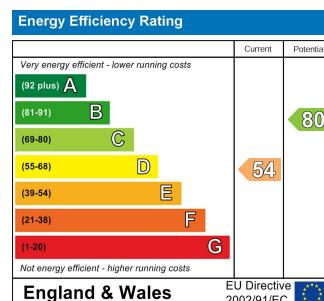
Total area: approx. 1614.1 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

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 onto Copthorne Road. Continue to the roundabout, taking the first exit onto Shelton Road. At the next island, take the 3rd exit onto Radbrook Road. Continue for a further distance and the property will be found on the right hand side.

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 Freehold 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.

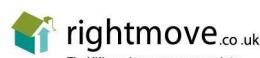
IMPORTANT NOTICE

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.

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