



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**18 Lady Herbert Way, Radbrook Village,  
Shrewsbury, SY3 9DY**

**£600,000 Region**

To view this property please call us on **01743 236 800** Ref: T7184/SL/KQ

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# An impressive Mews Style town house providing well planned and masterfully designed family accommodation which is arranged over three levels. The property is well situated on this perfectly placed residential development.

This superb four bedroom residence is presented throughout to an exacting standard. On the ground floor there is an open-plan well equipped kitchen, leading to a dining area and living room with bi-fold doors opening to the landscaped garden. On the first floor, there is an additional living room/family room with bi-fold doors which open onto one of the two upstairs sun terraces with glazed balustrade. The accommodation benefits from double glazing and gas fired central heating.

The property is situated in an enviable location on this exclusive and recently constructed residential development, situated on the western fringe of Shrewsbury and well placed within reach of excellent amenities including popular schools, including Shrewsbury School and the High School for Girls, the Royal Shrewsbury Hospital and close proximity to the town centre with Theatre Severn and the revered Quarry Park and Dingle Gardens, together with many fashionable bars and restaurants.





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## INSIDE THE PROPERTY

### ENTRANCE HALL

Tiled floor with underfloor heating  
Built in cloaks cupboard

### CLOAKROOM

6'5" x 2'9" (1.98m x 0.86m)  
Wash hand basin, wc

### DINING ROOM AREA

12'4" x 12'5" (3.76m x 3.81m)  
Tiled floor with underfloor heating  
Opening to:

### LIVING ROOM AREA

11'1" x 15'8" (3.40m x 4.80m)  
Tiled floor with underfloor heating  
Bi-folding doors opening onto the landscaped rear garden

### KITCHEN

10'5" x 8'11" (3.20m x 2.72m)  
Superbly appointed and fitted with a range of modern units with quality integrated appliances

### UTILITY ROOM

7'6" x 5'4" (2.31m x 1.65m)  
Door to garage.

From the entrance hall STAIRCASE rising to FIRST FLOOR LANDING with built in cupboard housing hot water supply tank.

### FIRST FLOOR FAMILY ROOM

10'10" x 12'5" (3.31m x 3.81m)  
A pleasant room with bi-folding doors opening onto:

### SOUTH FACING ROOF TERRACE

9'1" x 12'5" (2.78m x 3.81m)  
With glazed balustrade overlooking the rear.

### MASTER BEDROOM

14'0" x 9'6" (4.27m x 2.90m)  
Range of built in wardrobes with mirror fronted sliding doors

### EN SUITE SHOWER ROOM

Shower cubicle with overhead Drench shower and hand held shower  
Vanity unit with mixer tap and cupboards under, wc

### BEDROOM 2

11'5" x 8'11" (3.48m x 2.74m)  
Window overlooking the rear garden

### FAMILY BATHROOM

Panelled bath with Drench shower and held shower and glazed shower screen  
Vanity unit with mixer tap and cupboard under, wc

STAIRCASE from the first floor landing rises to SECOND FLOOR LANDING with large built in store cupboard, window enjoying a superb south facing outlook with the south Shropshire hills in the distance  
Glazed door allowing access to:

### STUNNING ROOF TERRACE

18'0" x 12'0" (5.49m x 3.68m)  
Glazed balustrade and views to the front and rear

### BEDROOM 3

12'9" x 8'11" (3.91m x 2.74m)  
Window with similar outlooks

### BEDROOM 4

12'9" x 9'4" (3.91m x 2.87m)  
Window to the front

### SHOWER ROOM

Shower cubicle with Drench shower and hand held mixer shower  
Vanity unit with mixer tap and vanity cupboard under, wc

## OUTSIDE THE PROPERTY

### GARAGE

Electronic carousel doors to the front and rear, enabling access through the garage to the rear garden.

To the front there is a shallow forecourt laid to lawn with driveway providing parking and serving the garage with a pathway extending to the reception area.

There is a landscaped REAR GARDEN with an extensive paved patio and terrace, central lawn, raised shrubbery borders. The whole enclosed by closely boarded wooden fencing and enjoying a sunny south westerly aspect.







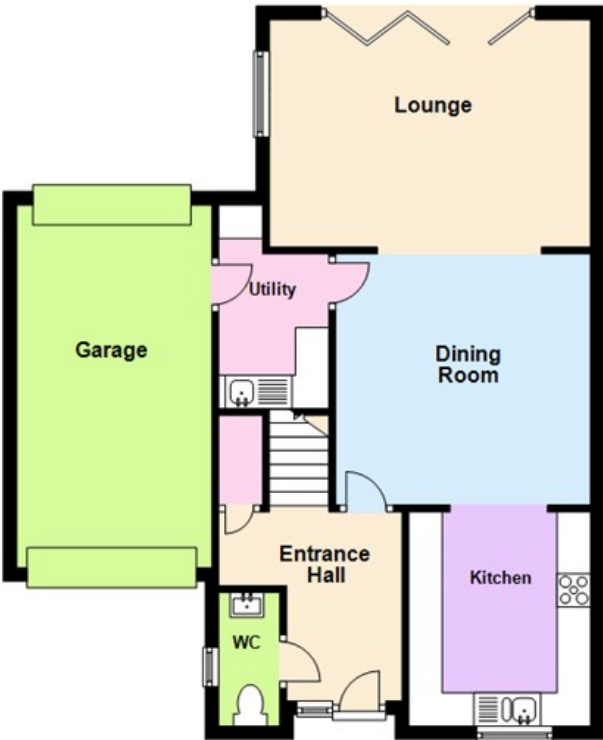




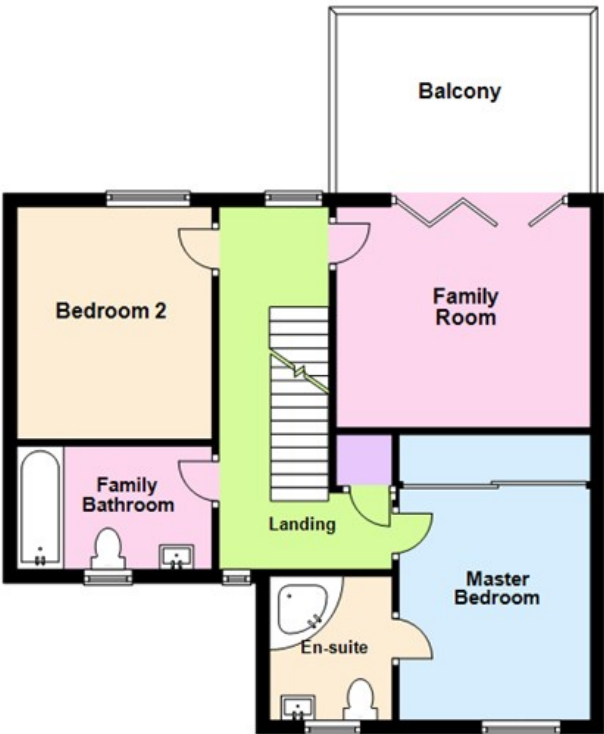


FLOOR PLANS ...

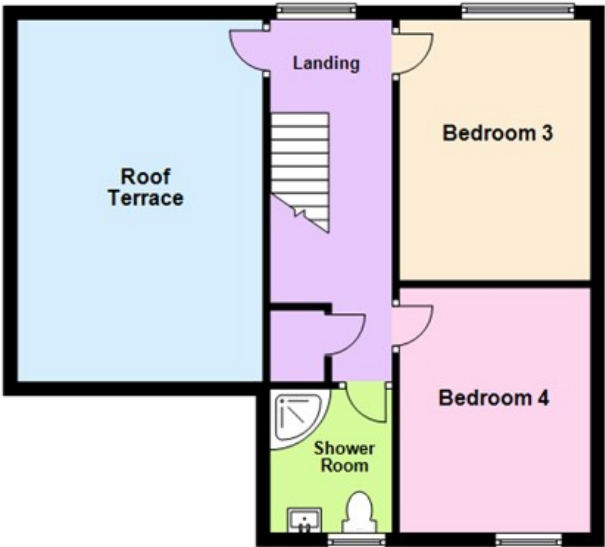
**Ground Floor**  
Approx. 776.9 sq. feet



**First Floor**  
Approx. 613.1 sq. feet



**Second Floor**  
Approx. 624.4 sq. feet

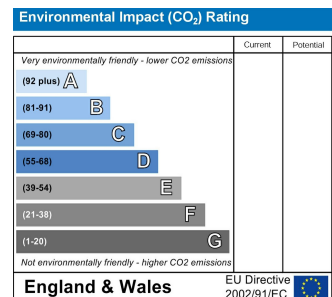
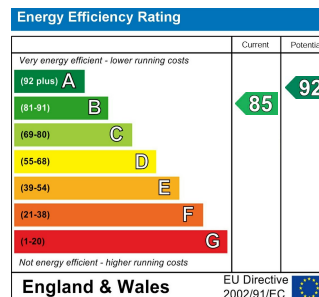


Total area: approx. 2014.4 sq. feet  
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Radbrook Road. At the island, turn left onto Lady Herbert Way, where the property will eventually be found.

## 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.

### 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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