



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**36 Radbrook House, Stanhill Road, Shrewsbury,
SY3 6AL**

£70,000 Region

To view this property please call us on **01743 236 800** Ref: T7882/SL/KQ

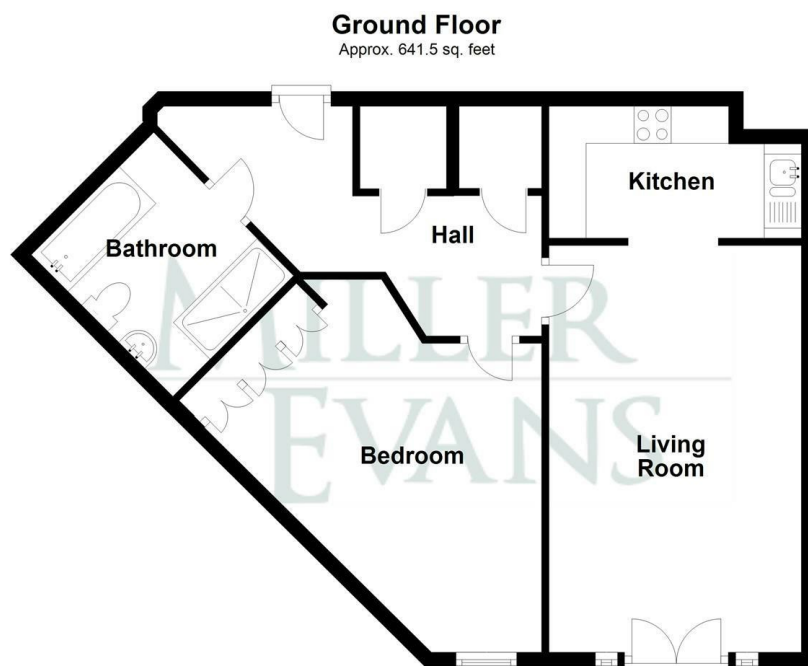
A modern, neatly kept, one bedroom leasehold retirement apartment, situated on the top floor of this purpose built development.

This one bedroom leasehold apartment provides spacious accommodation and is situated on the top floor of this award winning retirement development. The apartment has a personal alarm system with the advantage of assisted living with an attractive communal lounge and conservatory, elegant and spacious dining room in which subsidised meals are served by a waitress. There is a good sized communal parking area and communal gardens.

Radbrook House is well placed within easy reach of excellent amenities including local shops, doctors, dentists, recreational facilities, frequent bus service to the town centre and within easy reach of the Shrewsbury bypass with M54 link to the West Midlands.



FLOOR PLANS



Total area: approx. 641.5 sq. feet

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

INSIDE THE PROPERTY

Neatly kept communal entrance
Lift access to the top floor.
Entrance door to:

ENTRANCE HALL

Two store cupboards

LIVING ROOM / DINING ROOM

18'0" x 11'2" (5.49m x 3.40m)

A pleasant room with French doors with Juliet balcony enjoying far reaching views.

Opening to:

KITCHEN

5'10" x 11'2" (1.78m x 3.40m)

Neatly appointed with a range of modern units with Integrated appliances

BEDROOM

13'10" x 5'0" (4.21m x 1.52m)

Window to the front

Built in wardrobes

BATHROOM

Panelled bath

Walk in shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

Communal parking area. Communal gardens with seating areas.

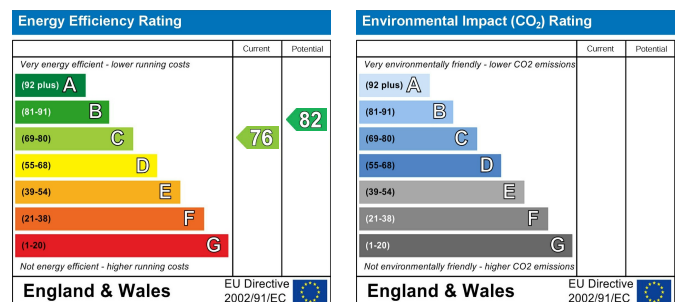
Additional Benefits: Residents lounge and dining room, sitting and conservatory area. Free laundry with washing machines and tumble dryers. Hair dressing salon. Wheelchair/scooter storage with charging points. Lift access to all floors.

A visitor/guest bedroom can be reserved for a reasonable charge.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Cophorne Road. Continue to the island, turning left into Shelton Road. At the next island, take the 3rd exit into Radbrook Road. Continue to the second mini-island and turn left into Bank Farm Road. After some distance turn right into Stanhill Road. Turn right at the top, where Radbrook House will be found on the left hand side.



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.

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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