

27 Henlow Rise, Radbrook Green, Shrewsbury, Shropshire,  
SY3 6BJ

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

**Offers In The Region Of £399,995**

Viewing: strictly by appointment through the agent

Occupying a pleasant position within the popular residential suburb of Radbrook Green, this is a beautifully presented, highly improved and beautifully extended three bedroom detached house, which offers an exceptional blend of space, style and modern living. Radbrook Green is a sought after residential location serviced by excellent local amenities and highly regarded schooling. The property is situated approximately 1.5 miles South West of the Shrewsbury Town Centre and is well placed for easy access to the local by-pass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, bay-fronted lounge, impressive spacious and extended kitchen/diner/family room, utility room, cloakroom, first floor landing, three bedrooms, re-fitted family bathroom, front and landscaped rear enclosed gardens, driveway, store garage, UPVC double glazing, gas fired central heating and viewing is essential.

The accommodation in greater detail comprises:

Canopy over composite entrance door gives access to:

#### Entrance hallway

Having engineered wooden flooring and radiator. Door from entrance hallway gives access to:

#### Bay fronted lounge

16'9 max into bay x 12'5 max into recess reducing

Having walk-in bay with UPVC double glazed windows to front and integrated blinds, feature media wall with bioethanol fire, LED recess spotlights to ceiling, engineered wooden floor and radiator. Door from bay fronted lounge gives access to:

#### Impressive, extended and open plan kitchen / diner

23'8 max reducing down to 15'9 minimum x 20'5

Comprises a range of attractive eye level and base units with built-in cupboards and drawers, integrated double oven, microwave, fridge/freezer, dishwasher, fitted Quartz worktops with inset Belfast style sink and mixer tap over, LED recess spotlights to ceiling, three double glazed roof windows, two radiators, UPVC double glazed window to rear, UPVC double glazed bi-folding doors giving access to landscaped rear gardens, engineered wooden flooring, under stairs storage cupboard and service door to garage. From kitchen/diner/family room door gives access:

#### Utility room

6'4 x 4'2

Having cupboard housing gas fired central heating boiler, base unit, space for washing machine, fitted worktop with inset stainless steel sink and mixer tap over, engineered wooden flooring. Sliding door from utility room gives access to:

#### Cloakroom

Having WC with hidden cistern, wash hand basin with mixer tap over, storage cupboard below, radiator, engineered wooden flooring, recessed spotlights to ceiling, wall mounted extractor fan and part tiled to walls.

From entrance hallway stairs rise to:

#### First floor landing

Having loft access, UPVC double glazed window to side, door from first floor landing give access to three bedrooms and re-fitted family bathroom.

#### Bedroom one

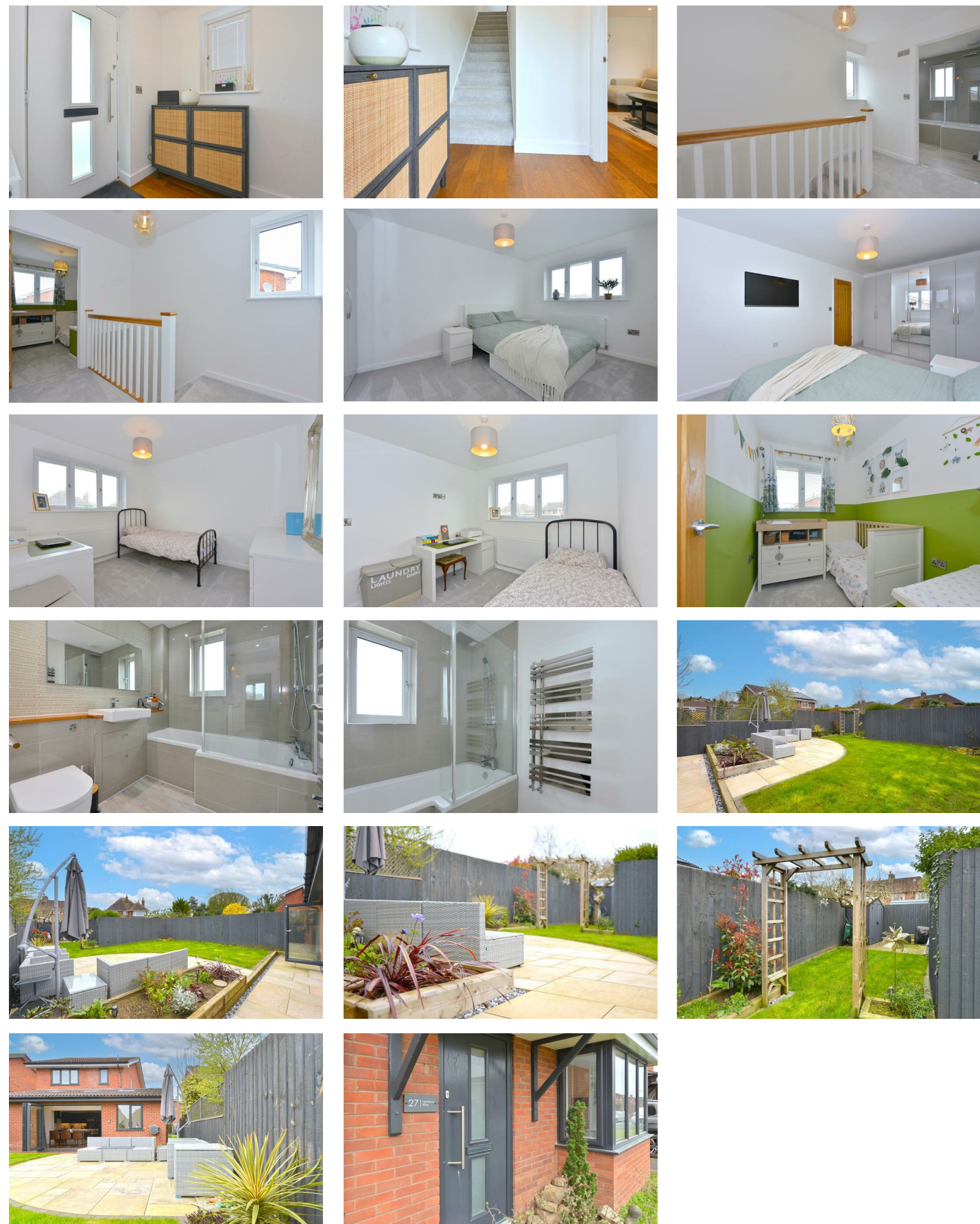
14'6 x 9'1

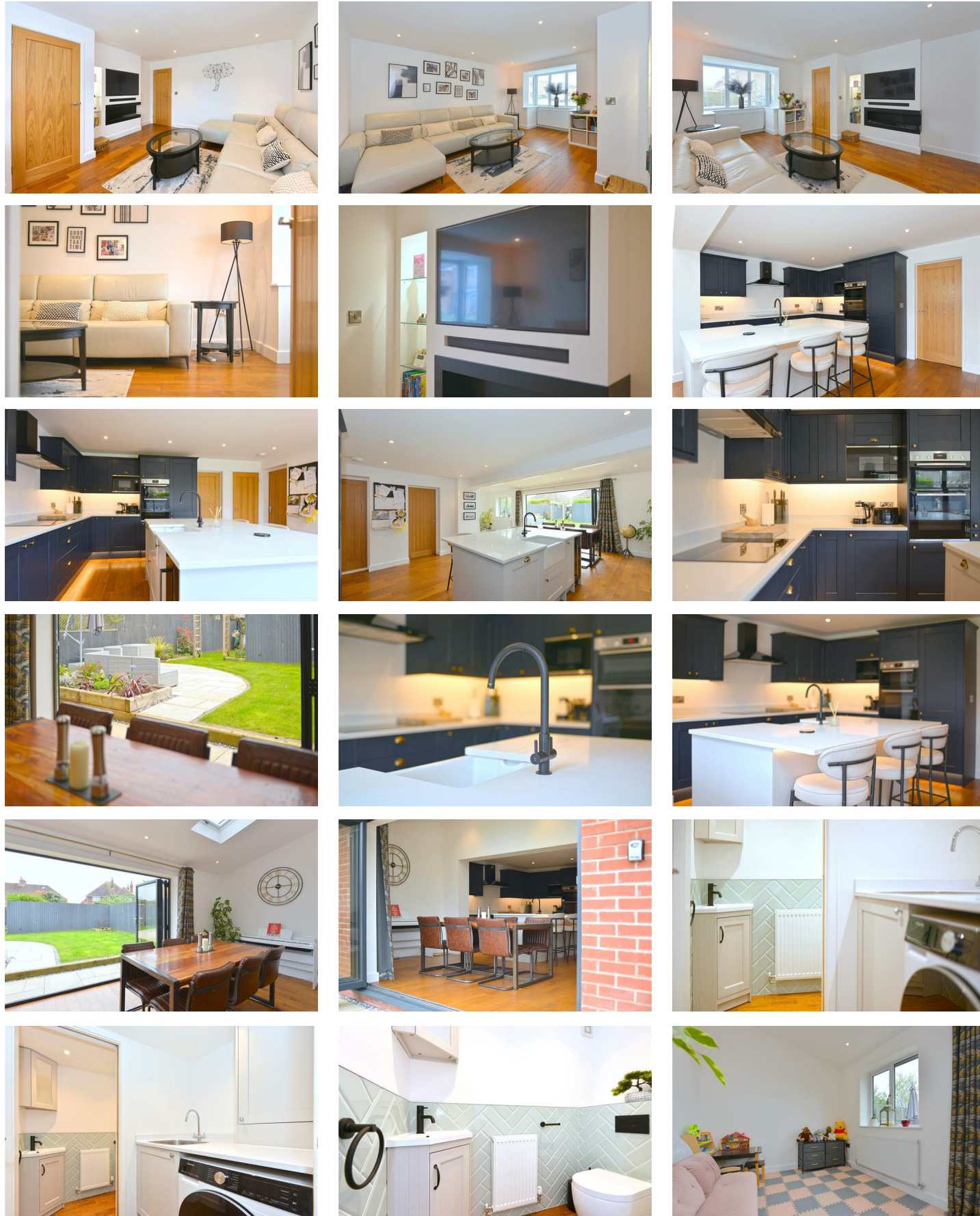
Having UPVC double glazed window to front and integrated fitted blinds, radiator.

#### Bedroom two

10'8 x 9'1

Having UPVC double glazed window to rear with integrated blinds and radiator.





**Bedroom three**

8'9 x 6'2

Having UPVC double glazed window to front with integrated blinds and stairhead.

**Re-fitted family bathroom**

Having a modern three piece suite comprising: Tiled P shaped panel bath with drench shower over and handheld shower attachment off, glazed shower screen to side, wash hand basin set to vanity unit, storage drawers below, WC with hidden cistern, wood effect flooring, heated chrome style towel rail, extractor fan and recess spotlights to ceiling and UPVC double glazed window to rear.

**Outside**

To the front of the property there is a lawned garden, paved pathway giving access to front door, inset shrubs and tree. To the side of the property there is a tarmac driveway providing ample off-street parking. From driveway access is given to:

**Store garage**

11'1 x 8'2

Having up and over door, fitted power and light.

Gated pedestrian side access then leads to a Indian sandstone paved pathway leading to:

**Rear gardens**

Having Indian sandstone paved sun terrace, brick edged Indian sandstone paved patio, lawned garden, raised bed, outside cold tap, inset shrubs, bushes and the rear gardens are enclosed.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND D**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

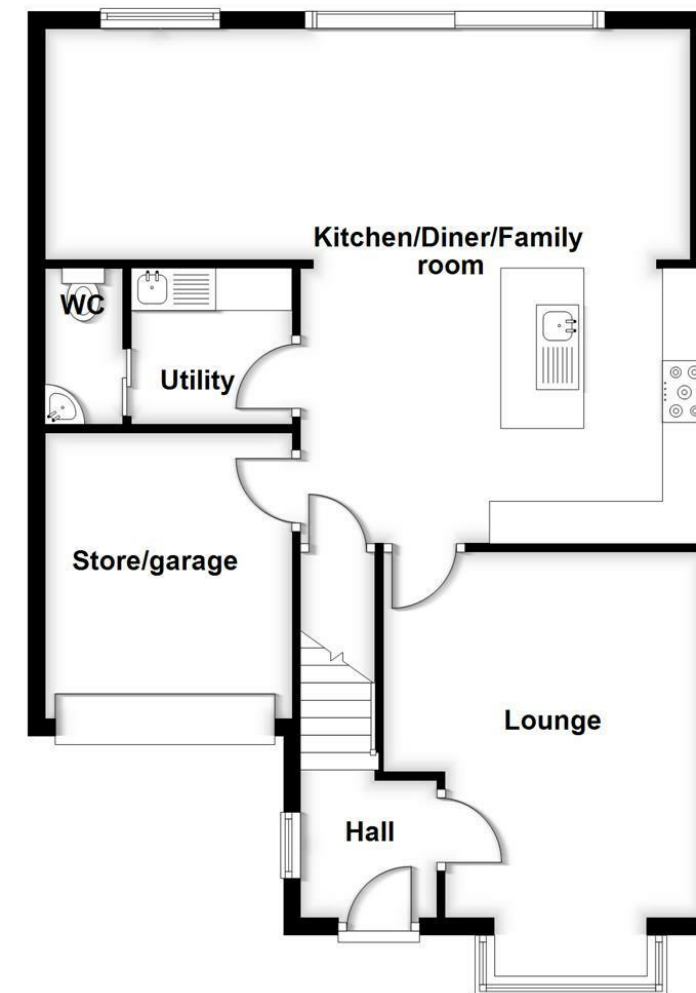
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Ground Floor



First Floor

