



FOR SALE

Offers In The Region Of £635,000

4 Ryelands, Radbrook, Shrewsbury, SY3 9BZ

A superior and most impressive detached family house offering spacious and versatile accommodation, in excellent decorative order, set on a delightful corner plot with beautiful gardens in this most sought after location.



Close to town amenities.



- Impressive detached house
- Spacious accommodation
- Immaculately presented
- Generous corner plot
- Large well maintained gardens
- Highly sought after location

DIRECTIONS

From Frankwell roundabout take the first exit and proceed along Copthorne Road. Just after the brow of the hill take the left turn onto Pengwern Road and proceed down to the junction taking the right turn onto Porthill Road. On arrival at Porthill roundabout take the second exit straight over leading onto Radbrook roundabout. Continue for a distance taking the right turn onto Crowmeole Lane followed by the first right into Ryelands. The property will be found immediately on the right hand side.

SITUATION

The property is most attractively situated in one of Shrewsbury's most sought after areas and has the benefit of a number of amenities close by. A range of state and private schools are readily available together with a tennis club whilst Shrewsbury town centre is within walking distance via the Porthill footbridge which offers delightful views and walks through the Quarry and along the banks of the River Severn. Shrewsbury town centre offers a rail service whilst commuters will find ready access to the main A5 commuter route linking east to Telford and the M54 motorway or alternatively north to Oswestry and with further links to Chester.

DESCRIPTION

4 Ryelands is a most appealing and attractively proportioned detached house, providing accommodation of pleasing dimensions, which will no doubt have high market appeal. Due to the size of the plot there is potential to extend the property further should purchasers desire and this would of course be subject to any planning and building regulations. The ground floor accommodation currently comprises three reception rooms, a breakfast kitchen, separate utility room and guest WC. To the first floor there are four bedrooms, the principal of which has an en-suite shower room, whilst the remaining three are served by the family bathroom. On the landing there is a generous space which is currently used for additional seating/reading and could easily be converted into a fifth bedroom if required. Outside, there is a large driveway parking area with space for numerous vehicles, whilst also offering access to the garaging. The gardens are a most beautiful feature being especially generous in size and comprising large flowing lawns, patio seating areas and a number of abundantly stocked and attractively maintained herbaceous beds and borders.

ACCOMMODATION

STORM PORCH

With quarry tiled floor. Panelled entrance door with glazed side sections leading into:

RECEPTION HALL

Staircase to first floor. Coved ceiling. Dado rail. Access door to double garage. Doors off and to:

GUEST WC

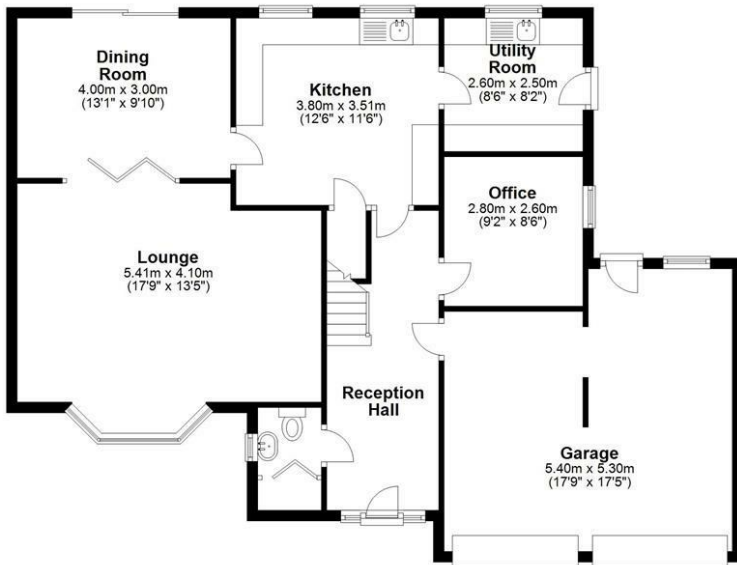
Tiled floor. White suite comprising low level WC, pedestal wash hand basin, useful cloaks cupboard with rail and shelving.

LIVING ROOM

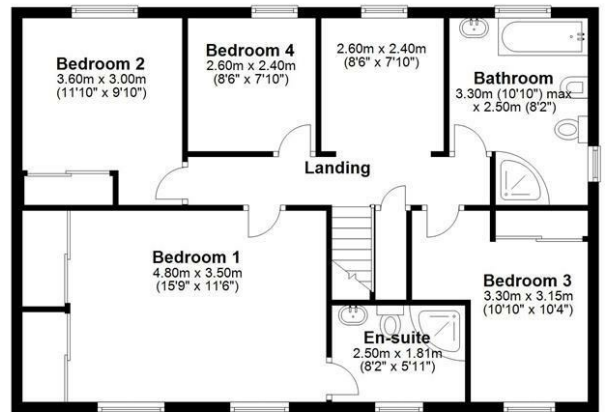
With coved ceiling. Ceiling rose. Ornamental fireplace with living flame coal effect gas fire. Bay window. Bi-folding doors through to:



Ground Floor
Approx. 105.9 sq. metres (1140.2 sq. feet)



First Floor
Approx. 76.4 sq. metres (821.9 sq. feet)



Total area: approx. 182.3 sq. metres (1962.1 sq. feet)

4 Rylands

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



DINING ROOM

Coved ceiling. Ceiling rose. Sliding patio doors providing a lovely outlook and access to the delightful rear gardens.

BREAKFAST KITCHEN

Tiled floor. Providing, a matching range of eye and base level units comprising cupboard and drawers with generous work surface area over and incorporating a one and a half bowl ceramic sink unit and drainer with mixer tap over. Part tiled walls and tiled splash. Integral SIEMENS double oven and grill with SIEMENS 4 ring gas hob unit over with filter hood. Integral BLOMBERG dishwasher. Integrated fridge and useful walk in under stairs store cupboard.

UTILITY ROOM

With tiled floor. An additional range of eye and base level cupboards and drawers with generous work surface area over. Stainless steel sink unit and drainer with mixer tap. Tiled splash. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge freezer. Wall mounted WORCESTER gas fired central heating boiler. UPVC panelled part glazed door to garden.

STUDY/FAMILY ROOM

FIRST FLOOR LANDING

With dado rail. Access to loft space. Large built in airing cupboard, housing the hot water cylinder with slatted shelving over. An archway gives access to a generous area which could easily be converted into a fifth bedroom if required, or utilised as an additional seating area/reading area.

BEDROOM 1

With coved ceiling. Twin built in double wardrobes. Door to:

EN-SUITE SHOWER ROOM

Providing a suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under. Corner shower cubicle with pressured (pumped) shower. Aqua boarding and sliding splash screen. Part tiled walls and tiled splash. Shaving connection point.

BEDROOM 2

With built in double wardrobe and attractive aspect over rear garden.

BEDROOM 3

With built in double wardrobe.

BEDROOM 4

BATHROOM

Providing a suite comprising low level WC, pedestal wash hand basin, bidet, panelled bath, corner shower cubicle with aqua boarding, GROHER pressured (pumped) shower and sliding splash screen. Fully tiled walls. Shaving connection point.

OUTSIDE

The property is approached over a particularly generous brick paved driveway which provides parking for numerous vehicles, whilst also offering access to the integral large garage and pedestrian access to the front and side of the property. It should be noted that the house is set on a particularly generous plot and could potentially provide additional parking to the side if required.

GARAGE

With remote controlled electric roller entrance door. Power and light points. Part glazed UPVC access door to rear gardens.

THE GARDENS

A timber gate with brick paved section gives access to the rear where the majority of the gardens can be found. Sitting adjacent to the rear of the property is an extensive flagged sun terrace offering a fantastic entertaining area with additional space for potted plants. There is a central manicured lawn flanked by further abundantly stocked shrubbery beds and borders containing numerous flowering plants and shrubs. A flagged path is adjoined by a generous a fruit/vegetable growing area with bark border beyond. External cold water tap.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

**COUNCIL TAX**

The property is currently showing as Council Tax Band F. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com

FOR SALE

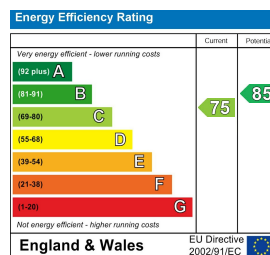
4 Ryelands, Radbrook, Shrewsbury, SY3 9BZ



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.