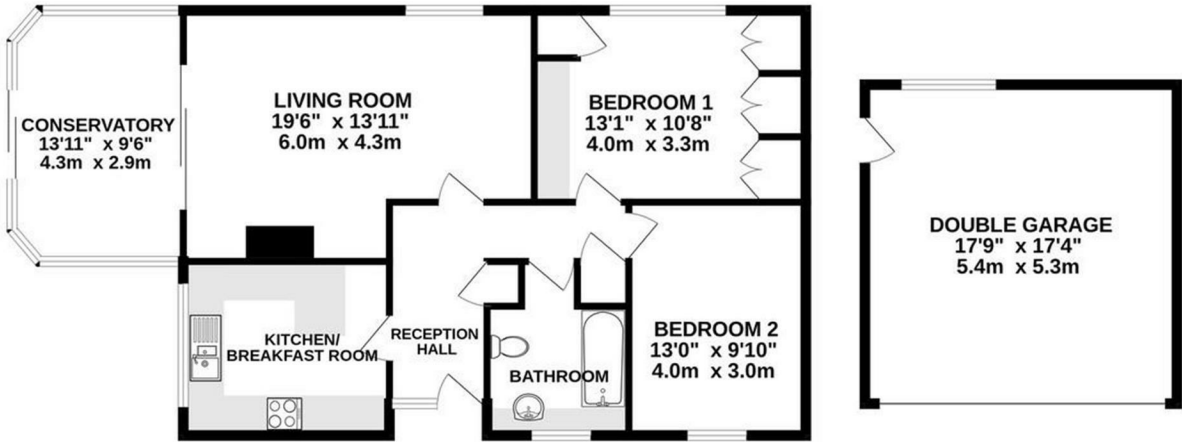


FOR SALE

33 Ryelands, Radbrook, Shrewsbury, SY3 9BZ



GROUND FLOOR
1239 sq.ft. (115.1 sq.m.) approx.



TOTAL FLOOR AREA: 1239 sq.ft. (115.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



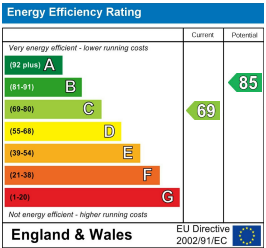
FOR SALE

Offers in the region of £375,000

33 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



A beautifully maintained and attractively proportioned detached bungalow, set with garage and lovely gardens in this most sought after locality.




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.


Close to town amenities.



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Sought after locality
- Beautifully presented
- Generously proportioned
- Driveway parking
- Large garage
- Attractive gardens

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 the Porthill roundabout, take the second exit straight over leading onto Radbrook road. Continue for a distance, taking the right turn onto Crowmeole Lane, followed by the first right into Ryelands. The property will be found after a short distance on the left hand side.

SITUATION
The property is most attractively situated in one of Shrewsburys 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 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 with further links to Chester.

DESCRIPTION
33 Ryelands is a beautifully maintained and neatly presented detached bungalow, providing rooms of pleasing dimensions. The accommodation comprises a spacious lounge/diner which has sliding patio doors through to the conservatory, offering a lovely outlook over the gardens. The kitchen has a number of integrated appliances and granite worktops. There are two double bedrooms (one currently utilised as a dining room) with the principle containing a super range of fitted Sharps bedroom furniture. The bathroom affords a white suite, together with some useful fitted storage cupboards. Outside, there is a generous tarmacadam driveway and the garage which benefits from a remote controlled electric entrance door. The property is set in a generous plot, offering extensive areas laid to lawn to the front, whilst the majority are found to both the side and rear, and these include a lovely sun terrace entertaining area, further immaculately maintained lawns with a number of raised well stocked shrubbery beds and borders.

ACCOMMODATION
COVERED ENTRANCE
With panelled part glazed entrance door leading into:-

ENTRANCE HALL
Coved ceiling, access to loft space, attractive Amtico Spacia wood effect flooring. Built in cloaks cupboard, built in linen cupboard with fitted shelving. Doors off and to:-

LOUNGE DINER
With ornamental fireplace housing living flame coal effect gas fire, sliding patio doors leading through to conservatory and window with pleasant aspect over rear garden.

KITCHEN
Tiled floor and providing a range of eye and base level units comprising cupboards and drawers, with extensive granite work surface area over and incorporating a one and half bowl sink unit and drainer with mixer tap over. Granite sills and upstands. Breakfast bar eating area, integral Neff electric oven and grill with four ring Neff gas hob unit over and filter hood. Integral fridge, space for washing machine. Boiler cupboard, housing a wall mounted Worcester gas fired combination boiler.

CONSERVATORY
Tiled floor, wrap around UPVC double glazed windows and roof. Twin glazed french doors offering access and a lovey outlook over the gardens.

BEDROOM ONE
Providing an extensive range of Sharps fitted bedroom furniture offering drawers, bedside tables and wardrobes.

BEDROOM TWO
(currently utilised as a dining room).

BATHROOM
Providing a white suite comprising a low level WC, wash hand basin set in vanity unit with storage cupboard under, panelled bath with mains fed shower over. Splash screen, fully tiled walls, shaving connection point.

OUTSIDE
The property is approached over a generous tarmacadam driveway which offers parking for circa two vehicles, whilst also giving vehicular access to the large detached garage. Pedestrian access is available to the front of the property over a flagged pathway, which also extends to the side and rear.

GARAGE
With remote controlled electric roller entrance door, power and light points. Part glazed UPVC pedestrian door.

THE GARDENS
To the front, the gardens offer beautifully manicured well maintained lawns, with a number of raised gravelled borders. Gated access is available down either side of the bungalow to the rear. Sitting adjacent to the conservatory, is an Indian sandstone patio area, offering outdoor seating space, which is then adjoined by generous lawns, together with a number of raised and well stocked shrubbery beds and borders. The lawns and borders extend around the rear of the property. Positioned behind the garage are steps which rise to a further flagged area, with raised beds.

GENERAL REMARKS
FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

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

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

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