



54 DALGLEISH CRESCENT
RADBROOK VILLAGE | SHREWSBURY | SY3 9FW



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Shrewsbury 1.2 miles | Telford 16.5 miles | Birmingham 50.0 miles

(all mileages are approximate)

A STRIKING AND MOST IMPOSING MODERN DETACHED FAMILY HOME,
BUILT TO AN EXCELLENT SPECIFICATION WITH UPGRADED FITTINGS,
PROVIDING A SUPERB MODERN LIVING ENVIRONMENT
WITH GENEROUS SOUTH WESTERLY FACING GARDENS,
IN A MUCH SOUGHT AFTER LOCALITY.

Superb family home
Beautifully upgraded and enhanced accommodation
Fantastic contemporary living environment
Driveway parking and double garage
Generous South Westerly facing gardens
Sought after and convenient locality
Highly energy efficient – EPC rating B



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre, proceed over the Welsh Bridge heading into Frankwell, taking the left turn onto Copthorne Road. Take the left turn onto Pengwern Road and continue to the next junction, turning right onto Porthill Road. At the roundabout, proceed straight across onto Radbrook Road. After a short distance and at the mini roundabout take the left turn into Radbrook village, followed by the first right turn into Dalgleish Crescent. Proceed along and the property will be identified on the right hand side.

SITUATION

54 Dalgleish Crescent is situated on the most popular contemporary Radbrook Village development, which is within close proximity to an excellent selection of basic amenities and facilities including a number of shops, a medical practice and bus services. The property is ideally positioned for a number of schools including Shrewsbury School, Shrewsbury High School (for girls) and Shrewsbury Sixth Form College. In addition, there are a number of well recognised and popular state schools, including Woodfield and St Georges Primary School and The Priory Secondary School. Shrewsbury town centre contains a number of beautiful historic buildings, together with an excellent range of amenities including shops, cafes, bars and restaurants. The Quarry Park is picturesque and offers lovely riverside walks along the banks of the River Severn.

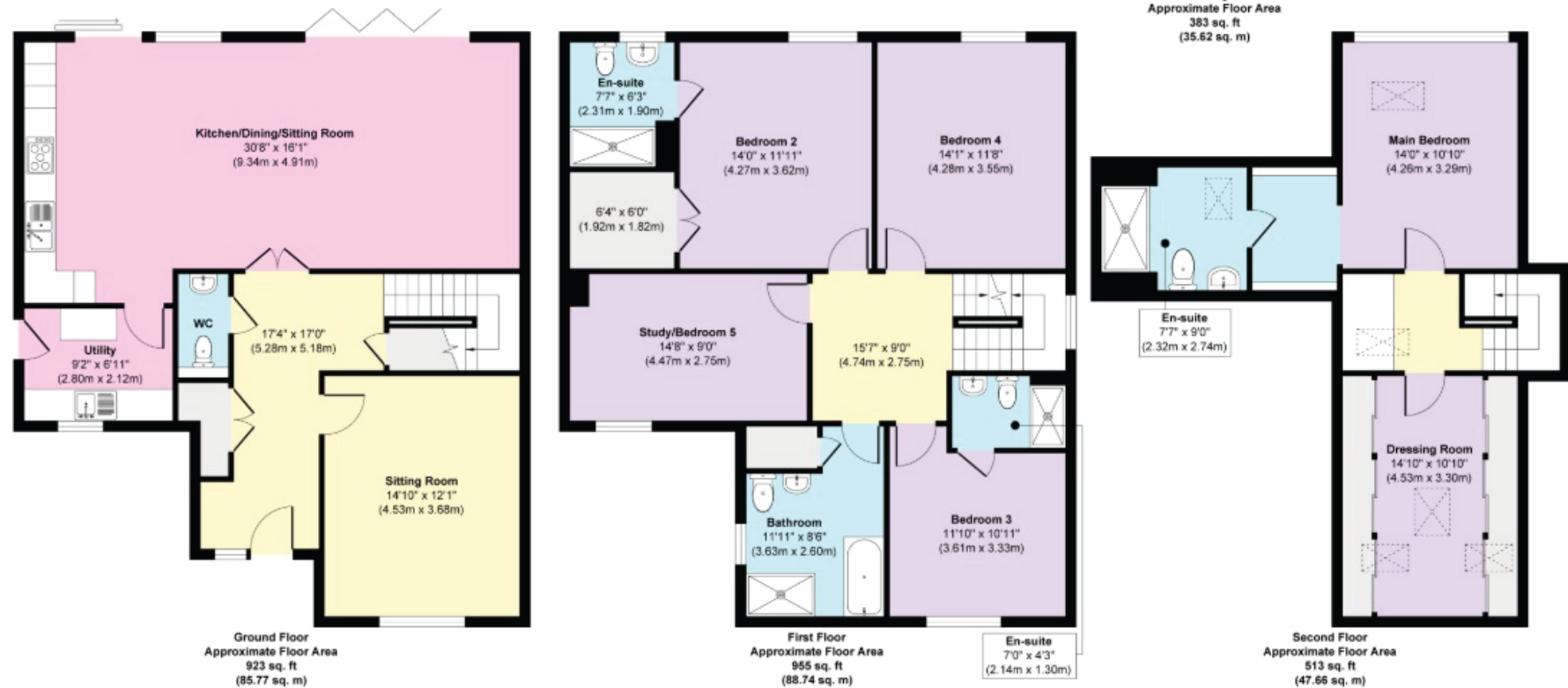
The town centre also offers a rail service and commuters will be delighted to note there are excellent road links to the A5 and M54 motorway.



DESCRIPTION

54 Dalglish Crescent is a striking and impressive modern family home, boasting a superb spacious family living environment which is laid out of three floors. The accommodation is presented in excellent decorative order and finished to an exacting standard, with features including heavyweight designer curtains with box pelmet enclosures, designer crystal glass chandeliers and oak effect Amtico flooring to areas of the ground floor. The property is positioned with a generous block paved driveway, which has space for numerous vehicles, a Hypervolt EV charging point and detached double garage.

The gardens are predominantly positioned to the rear and comprise a superb sun terrace entertaining area with adjoining large flowing lawns. It should be noted that the rear gardens provide a south westerly facing aspect.



Approx. Gross Internal Floor Area
Main House = 2391 sq. ft / 222.17 sq. m

Garage = 383 sq. ft / 35.62 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE

THE PROPERTY

54 Dalgleish Crescent is a most impressive modern detached residence. The house is laid out over three floors and offers an abundance of natural light. The reception hall gives a unique view straight through the property and into the rear gardens.

The ground floor accommodation benefits from underfloor heating throughout and comprises a sizeable drawing room and superb living kitchen diner, which contains a number of Smeg appliances, a feature island and bi-folding doors producing an infinity feel through to the south westerly facing gardens. Also to the ground floor is a useful utility room and guest WC. To the first floor, there are four generous double bedrooms, two of which contain en-suite shower rooms, whilst the remaining two are serviced by the family bathroom. Stairs then rise to the second floor where the impressive principal suite can be found. The bedroom has floor to ceiling glazing, with motorised Somfy pleated blinds, lovely open views and a sizeable en-suite bathroom. Across the private landing is a splendid dressing room with a fantastic range of built in wardrobes. Outside, the property has a generous block paved driveway with space for numerous vehicles and a detached double garage.



THE GARDENS

54 Dalglish Crescent is positioned within notably generous gardens, and these are predominantly located to the rear. Sitting adjacent to the kitchen, is a large sun terrace entertaining area which is ideal for alfresco dining and socialising. The majority of the gardens are then laid to flowing lawns, which is ideal for families, whilst also offering scope for further landscaping to meet all prospective purchasers needs. It should be noted that the rear gardens provide a south westerly facing aspect.



FIXTURES AND FITTINGS

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

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

SERVICES

Mains water, electricity and drainage are all understood to be available to the property. The gas fired central heating system is calculated over 4 zones. None of these services have been tested.

Ultrafast broadband (>100Mbps) Fibre to the home (FTTH) connection.

COUNCIL TAX

Council Tax Band – F

LOCAL AUTHORITY

Shropshire Council,

Tel: 0345 678 9000.

VIEWINGS

Halls, 2 Barker Street,
Shrewsbury,
Shropshire,
SY1 1QJ.

Tel: 01743 236444.
Email: shrewsbury@hallsgb.com



IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with

regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.

