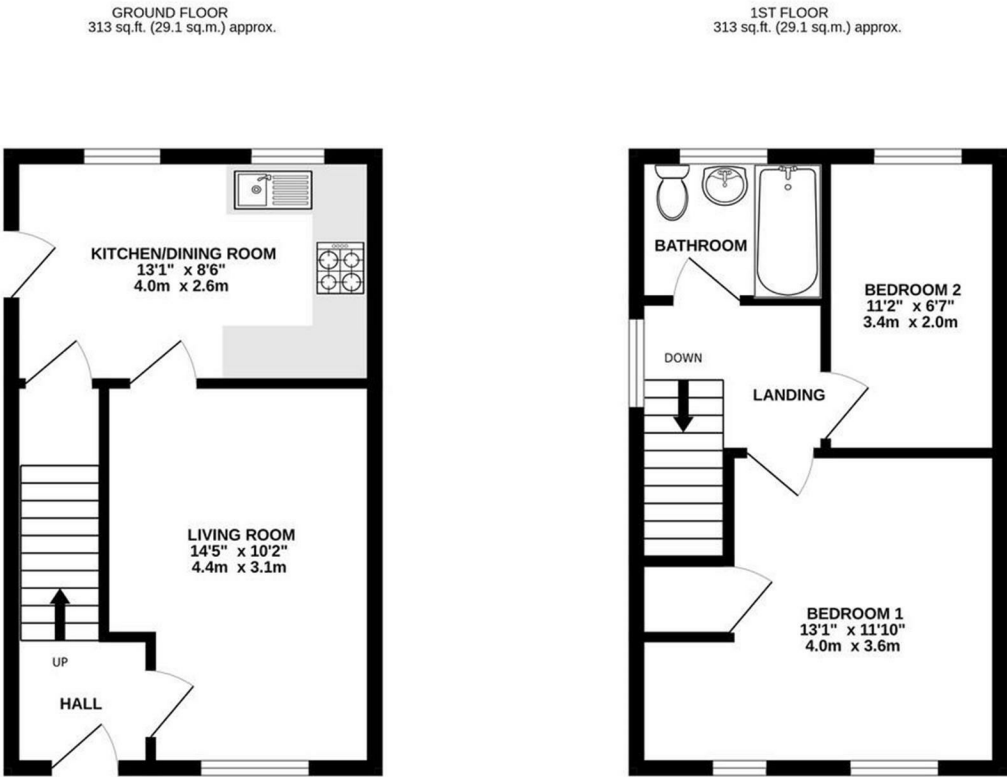


FOR SALE

22 Stanhill Road, Radbrook, Shrewsbury, SY3 6AL



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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.  
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FOR SALE

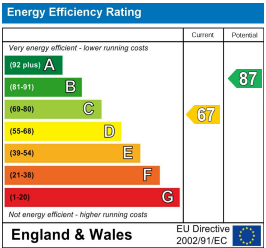
Offers in the region of £239,950

22 Stanhill Road, Radbrook, Shrewsbury, SY3 6AL

**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 highly desirable semi detached house, set with attractive gardens, located in this most sought after residential area.



01743 236 444


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




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Close to town amenities.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Recently redecorated
- Good size sitting room
- Kitchen/dining room
- Private parking for several vehicles
- Generous rear gardens with patio
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury town centre, proceed over the Welsh Bridge and follow the road to the Frankwell Island. Take the first exit onto Copthorne Road and then left into New Street and Porthill. Upon reaching the Porthill roundabout head straight over onto Radbrook Road passing the college on the left hand side, taking the next left turn into Bank Farm Road. Proceed past the Co-Op supermarket and after a short distance take the right turn into Stanhill Road. The property is located down the left hand cul-de-sac on the right hand side.

SITUATION

The property is situated in the popular area of Radbrook, with a good range of amenities close by including a shopping centre, post office, doctor and dental surgeries and takeaways. A regular bus service gives access to the town centre which offers a fashionable and comprehensive range of facilities together with a rail service.

DESCRIPTION

22 Stanhill Road is a highly desirable semi detached house located in a most popular residential area. The ground floor provides an entrance hall, living room and a kitchen with dining area which over looks the generous rear gardens. To the first floor there are two bedrooms and a bathroom. Outside, there is a driveway with space for several vehicles to the front and down the side. The gardens are a particular feature to the property and generous in size incorporating a patio at the top of the garden and a shed for storage.

ACCOMMODATION

ENTRANCE HALL

Staircase leading to the first floor and door into:-

LIVING ROOM

A good size room with window over looking the front garden, new carpets and leads through to:-

KITCHEN DINING ROOM

With a range of wall and floor units, built in oven, gas hob with extractor hood above, stainless steel sink, a fridge/freezer and storage cupboard/pantry. There is access to the side of the property that in turn leads to the rear gardens.

FIRST FLOOR LANDING

With doors off and to:-

BEDROOM ONE

Overlooking the front of the house.

BEDROOM TWO

Overlooking the rear of the property.

OUTSIDE

The property is approached over a tarmacadam driveway, giving off-road parking for numerous cars, an outside light. The driveway extends down the side of the property leading around to the rear.

THE GARDENS

To the front of the property, the garden is laid to lawn with a Magnolia tree. To the rear there is a patio area, lawned section and further raised decking area to the rear. The garden is enclosed by a variety of mature shrubs and trees, and houses a large timber and felt garden store.

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

COUNCIL TAX

The property is in Council Tax band 'B' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.