

FOR SALE

35 Red Deer Road, Shrewsbury, SY3 9FB



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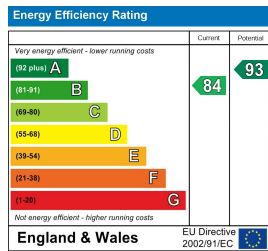
Offers in the region of £485,000

35 Red Deer Road, Shrewsbury, SY3 9FB

**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



An attractive and incredibly well presented modern detached family home, with superb flexible living accommodation and wonderful communal garden outlook, located in a great location on the outskirts of Radbrook, in the catchment of excellent schooling.



01743 236 444


**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
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Close to town amenities.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Modern detached house
- Four bedrooms, en-suite and bathroom
- Two reception rooms
- Garage and parking
- Rear South westerly gardens
- Popular location

**DIRECTIONS**  
From Shrewsbury town centre, proceed over the Welsh Bridge towards Frankwell and continue to Franwell roundabout. Take the first exit onto Copthorne Road and take the left opposite The Bricklayers Arms onto Pengwern Road. Follow this road to the end and turn right onto Porthill Road, continue on this road until reaching the roundabout. At the roundabout, take the second exit (straight over) onto Radbrook Road. Upon arrival at the next roundabout, proceed straight over staying on Radbrook Road. Once arriving at the following roundabout, take the 3rd exit into Red Deer Road, 35 Red Deer Road will be identified at the end of the row of houses on the left hand side as the communal garden areas open up.

**SITUATION**  
The property is attractively located within easy reach of a number of local shops and schools, including Oxon Infants and the Priory and Meole Brace secondary schools. The Royal Shrewsbury Hospital is also within close proximity. The town centre is within walking distance and provides a comprehensive range of facilities, together with the main A5 commuter route linking through to Telford. A rail service is available in Shrewsbury town centre.

**DESCRIPTION**  
35 Red Deer Road is an attractive and incredibly well presented four bedroom, two storey modern detached family home. The property has superb flexible living accommodation, three good size double bedrooms (one en-suite), a family bathroom, rear south westerly facing private walled landscaped gardens, a private driveway (for multiple cars) and a garage. The property is situated in an incredibly private location and has lovely views of the local area. 35 Red Deer Road is situated on one of the finest plots on this sought after development with grassed areas to one side.

**ACCOMMODATION**  
**ENTRANCE HALL**  
With store cupboard and cupboard enclosing the boiler, staircase to first floor. Doors off and to:-

**CLOAKS**  
Tiled floor and providing a wash hand basin and WC.

**LIVING ROOM**  
Dual aspect window. French doors to rear patio and gardens beyond. Fireplace with electric fire.

**DINING ROOM**  
Dual aspect windows to the front and side, currently used as 5th bedroom.

**BREAKFAST KITCHEN**  
Providing a range of matching cupboards and drawers with work surface, a range of built in appliances including oven, electric hob and extractor, dishwasher, washing machine, fridge/freezer. French doors to rear patio with garden beyond.

**FIRST FLOOR LANDING**  
With doors off and to:-  
**PRINCIPAL BEDROOM**  
Window to the rear enjoying open aspect.

**EN-SUITE SHOWER ROOM**  
Providing a white suite comprising double shower cubicle, wash hand basin, WC, heated towel rail and extractor fan.

**BEDROOM TWO**  
**BEDROOM THREE**  
**BEDROOM FOUR**  
Currently used as a home office.

**BATHROOM**  
Providing a modern suite comprising a panelled bath with shower over wash hand basin, low level WC, heated towel rail and extractor fan.

**OUTSIDE**  
The property is approached by vehicle to the rear where the garage and private parking are located. There is foot path that leads to the front of the property.

**GARAGE**  
**THE GARDENS**  
Delightful rear gardens laid to lawn with a decked seating area and Pergola, flanked by well stocked shrub borders.

**GENERAL REMARKS**  
**ANTI-MONEY LAUNDERING (AML) CHECKS**  
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**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 'E' on the Shropshire Council Register.

**VIEWINGS**