



84 Priory Ridge, Radbrook, Shrewsbury, Shropshire, SY3 9EJ

£395,000

This really impressive detached 3 bedroom split level house provides surprisingly spacious accommodation, large garden and glorious views. Bordering school fields, accommodation includes: Entrance Hall, WC, Utility Room, Generous Living Room, Impressive Refitted Kitchen/Dining Room, 3 Good Sized Bedrooms, Conservatory, Large Refitted Shower Room. Wide Driveway Parking, Garage. No Upward Chain. GCH, DG. Early Viewing Is Highly Recommended.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed entrance door with side window.

Entrance Porch 5' 11" x 2' 11" (1.80m x 0.89m)

Glazed entrance door with side screen.

Split Level Entrance Hall 5' 11" x 14' 1" (1.80m x 4.29m)

Radiator with ornate cover, staircase leads down to Inner Hall, staircase leads to First Floor Landing,

Utility Room 6' 9" x 6' 3" (2.06m x 1.90m)

Range of units, laminated work top inset sink unit, wall mounted Worcester gas fired central heating boiler, tiled floor, radiator, double glazed side window and door.

Cloakroom/WC 6' 6" x 2' 1" (1.98m x 0.63m)

Fitted with wash basin and WC, half tiled walls, double glazed window.

Living Room 17' 9" x 14' 3" (5.41m x 4.34m)

Feature walk-in double glazed bay window enjoying uninterrupted views across the garden and adjoining school playing fields, Adams style fireplace with fuel effect gas fire inset, 2 radiators, wall and ceiling lights.

Kitchen/Diner 8' 9" x 20' 11" (2.66m x 6.37m)

Kitchen area has been fully refitted in past 3 years with range of quality units with soft closing doors, laminate work tops incorporating peninsular breakfast bar . Integrated Neff electric over with slide and hide door, 5 ring gas hob with glass splash back and extractor hood above, dishwasher. Inset 1 1/2 bowl sink unit, double glazed window to the side. The Dining Area with radiator and double glazed window enjoying fine open views to the rear garden and adjoining field.

Inner Hallway 8' 2" x 10' 2" (2.49m x 3.10m)

Radiator.

Bedroom 1 13' 4" x 9' 9" (4.06m x 2.97m)

Radiator, double glazed window enjoying outlook over garden, wall and ceiling lights, fitted wardrobes with triple mirror sliding doors.

Bedroom 2 12' 8" x 8' 10" (3.86m x 2.69m)

Radiator, built in wardrobe with mirror sliding doors, double glazed window overlooking garden to the rear.

Bedroom 3 7' 5" x 9' 7" (2.26m x 2.92m)

Radiator, French doors lead to Conservatory.

Conservatory 10' 9" x 8' 0" (3.27m x 2.44m)

Victorian style of brick and uPVC double glazed construction, French doors lead to garden, tiled flooring.

Shower Room 9' 11" x 6' 7" (3.02m x 2.01m)

Recently fully refitted with large shower cubicle with drench shower, wash basin, WC, bathroom cabinets, heated towel rail, extractor, double glazed side window, double doors to built in airing cupboard with hot water cylinder.

Car Port 10' 9" x 9' 7" (3.27m x 2.92m)

Front Garden

Approached over a quadruple width tarmac driveway providing ample parking. Brick built garage.

Rear Garden

A great feature of the property approached onto a paved patio with gravel beds and box hedging, steps lead to sunken patio with lawns beyond. Well stocked shrub beds and borders. Further patio to the rear boundary with timber shed. The garden is enclosed by timber fencing. Steps to the side of the property leads to enclosed covered courtyard which is paved with gates to the front and rear. Lighting point and cold water tap.

Council Tax Band D

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																			
84 Priory Road SHERBORNE WY3 9EJ	Energy rating D	Valid until: 7 May 2034	Certificate number: 0382-3637-1205-3284-7204																																
Property type	Detached house																																		
Total floor area	144 square metres																																		
Rules on letting this property																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																			
Energy rating and score		The graph shows this property's current and potential energy rating.																																	
This property's energy rating is D. It has the potential to be B.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																	
See how to improve this property's energy efficiency.		For properties in England and Wales: the average energy rating is D the average energy score is 60																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>44</td> <td>60</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D	44	60	39-54	E			21-38	F			1-20	G					
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FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage