



## 27 Ryelands, Radbrook, Shrewsbury, Shropshire, SY3 9BZ

**£475,000**

This well positioned 4 bedroom detached family home offers comfortable and spacious living accommodation throughout set in an excellent location with superb local amenities including shops, schools, and public transport. Fitted to an exceptionally high standard with Entrance Hall, Living Room, Dining Room, Beautiful Kitchen/Breakfast Room, Utility, Cloakroom, Master Bedroom with En Suite Shower Room, Family Bathroom, Driveway, Large Garage, Established Gardens. Early Viewing Recommended. NO UPWARD CHAIN.



**27 Ryelands, Radbrook, Shrewsbury, Shropshire, SY3 9BZ    Ref: 4522**

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**

Glazed wooden entrance door with matching side screen.

**Entrance Hall** 11' 11" x 9' 10" (3.63m x 2.99m)

Radiator, laminate flooring, staircase leads to First Floor Landing.

**Cloakroom/WC**

Fitted with 2 piece suite including wash basin and WC.

**Living Room** 16' 1" x 13' 5" (4.90m x 4.09m)

Feature fireplace with gas fire inset, radiator, laminate flooring, double glazed bay window to the front, sliding doors to

**Dining Room** 10' 11" x 9' 11" (3.32m x 3.02m)

Radiator, laminate flooring, patio doors to garden, door to

**Superb Kitchen/Breakfast Room** 19' 7" x 8' 2" (5.96m x 2.49m) + 11' 5" x 5' 11" (3.48m x 1.80m)

An 'L' shaped room fitted with cream fronted units, stainless steel handles, work tops with inset sink unit, integrated appliances including dishwasher, oven and hob with filter hood over, tiled splash back and laminate flooring, halogen spot lights, radiator, 2 double glazed windows overlooking rear garden, door to Garage and Utility.

**Utility Room** 10' 1" x 7' 11" (3.07m x 2.41m)

Fitted with base and eye level units, work top with inset sink unit, access to garden.

**Garage** 19' 6" x 11' 11" (5.94m x 3.63m)

Electric garage door, concrete floor, light and power supply.

**First Floor Landing**

**Bedroom 1** 16' 0" x 9' 9" (4.87m x 2.97m)

Radiator, wardrobes with mirror fronted sliding doors, 2 double glazed windows to the front, door to

**En Suite Shower Room** 9' 2" x 5' 10" (2.79m x 1.78m)

Fitted with shower cubicle, WC, vanity unit with wash basin inset, radiator, double glazed window to the front.

**Bedroom 2** 13' 8" x 8' 11" (4.16m x 2.72m)

Radiator, wardrobe with mirror fronted sliding doors, double glazed window to the rear.

**Bedroom 3** 8' 6" x 8' 0" (2.59m x 2.44m)

Radiator, double glazed window to the rear.

**Bedroom 4** 7' 10" x 7' 0" (2.39m x 2.13m)

Radiator, double glazed window to the rear.

**Bathroom** 9' 2" x 5' 10" (2.79m x 1.78m)

Fitted with 3 piece suite including bath, wash basin, WC, radiator, double glazed window.

**Outside - Front**

The property is approached over a block paved driveway providing parking and access to Garage. The front garden is laid to lawn with herbaceous borders.

**Rear Garden**

Enclosed rear garden with paved patio, steps lead to terraced area with lawn and shrub borders and variety of mature trees.

**Brick Built Store/Workshop** 8' 7" x 8' 0" (2.61m x 2.44m)

Council Tax Band E

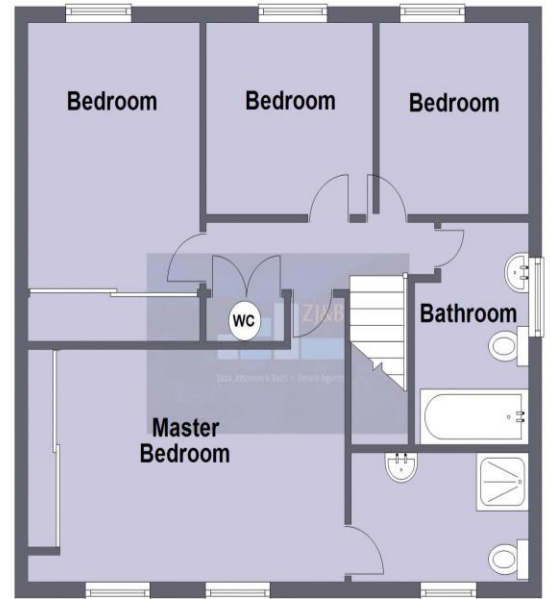
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

## Ground Floor



## First Floor



## FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																			
27 Rylands SHERBURNURY SY3 9BZ	Energy rating <b>C</b>	Valid until: 27 March 2034	Certificate number: 2433-3036-4207-0674-4204																																
Property type	Detached house																																		
Total floor area	118 square metres																																		
<b>Rules on letting this property</b>																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).																																			
<b>Energy rating and score</b>																																			
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																	
See <a href="#">how to improve this property's energy efficiency</a> .		<b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</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>74 C</td> <td>85 B</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></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+	A			81-91	B			69-80	C	74 C	85 B	55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60	
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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**