



28 Ryelands, Radbrook, Shrewsbury, Shropshire, SY3 9BZ

Offers Over £525,000

This spacious 5 bedroom detached house enjoys a large private garden and is situated in one of Shrewsbury's prime residential areas. The substantial accommodation includes: Spacious Entrance Hall, Guest Cloakroom/WC, Generous Living Room, Extended Sitting/Dining Room, Study, Kitchen/Breakfast Room, Utility Room, Double Garage, Main Bedroom With En-suite Bathroom, 4 Further Bedrooms, Wet Room. GCH, Ample Additional Driveway Parking. Excellent Potential For Full Appreciation. No Upward Chain. Early Viewing Recommended.



28 Ryelands, Radbrook, Shrewsbury, Shropshire, SY3 9BZ Ref: 4811

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

Recessed porch with tiled floor, Georgian style entrance door with double glazed side windows.

Spacious Entrance Hall 19' 4" x 7' 9" (5.89m x 2.36m)

Double radiator, staircase leads to First Floor Landing.

Cloakroom/WC

Fitted with wash basin, WC, window to the side, built in cloaks cupboard.

Living Room 17' 10" x 13' 4" (5.43m x 4.06m)

Marble style ornamental fireplace with coal effect gas fire inset, radiator, walk in double glazed bay window to the front, wall and ceiling lights.

Extended Sitting/Dining Room 21' 5" x 12' 11" (6.52m x 3.93m)

Walk in double glazed bay window overlooking attractive garden, double glazed sliding patio doors to the rear, 2 radiators, wall and ceiling lights.

Study 9' 0" x 8' 5" (2.74m x 2.56m)

Radiator, double glazed window to the side.

Kitchen 12' 8" x 11' 4" (3.86m x 3.45m)

Fitted with wood fronted units, laminated work tops with inset sink unit, fully tiled walls, integrated electric double oven and 4 ring hob with filter hood above, double radiator, tiled flooring, 2 double glazed windows overlooking rear garden.

Utility Room 8' 4" x 8' 1" (2.54m x 2.46m)

Laminated work surface with inset sink unit, double glazed window overlooking garden, wall mounted gas fired central heating boiler, tiled flooring, double glazed door to the rear.

First Floor Landing

Access to roof space.

Bedroom 1 16' 0" x 11' 5" (4.87m x 3.48m)

Radiator, 2 double glazed windows to the front, 2 built in double wardrobes.

En Suite Bathroom

Fitted with 3 piece suite providing bath with mixer tap and shower attachment, wash basin set to vanity surface, WC, fully tiled walls, radiator, double glazed window to the front.

Bedroom 2 12' 0" x 9' 8" (3.65m x 2.94m)

Radiator, built in double wardrobe, double glazed window overlooking rear garden.

Bedroom 3 11' 5" x 8' 6" (3.48m x 2.59m)

Radiator, double glazed window to the front, built in double wardrobe.

Bedroom 4 8' 10" x 8' 8" (2.69m x 2.64m)

Radiator, built in double wardrobe, double glazed window to the rear.

Bedroom 5 9' 0" x 8' 8" (2.74m x 2.64m)

Radiator, double glazed window to the rear.

Wet Room

Fully tiled walls, non-slip floor, large shower area, wash basin, WC, shaver socket, double radiator, double glazed window to the rear.

Outside

The property enjoys an excellent setting. The front garden is laid to lawn with selection of shrubs. Driveway provides parking and access to Garage.

Double Garage 17' 10" x 17' 5" (5.43m x 5.30m) max

Up and over door, power and lighting, window and door to the garden.

Rear Garden

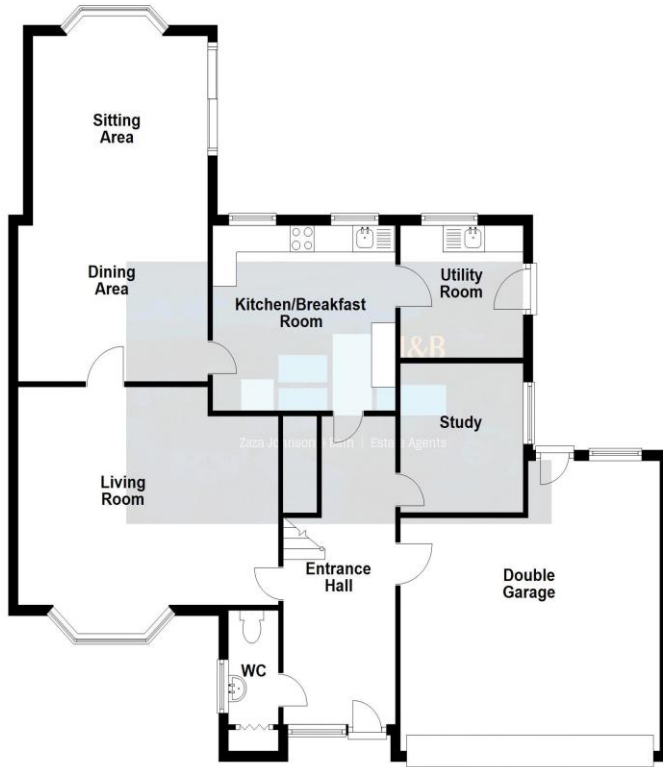
Extensive rear garden provides excellent privacy. Approached onto a large paved patio with large lawn beyond with pathway to one side, deep well stocked shrub beds, aluminium frame green house. Pathway continues to further lawn with variety of shrubs set around. Timber frame summer house and the garden is enclosed by timber fencing.

Council Tax Band F

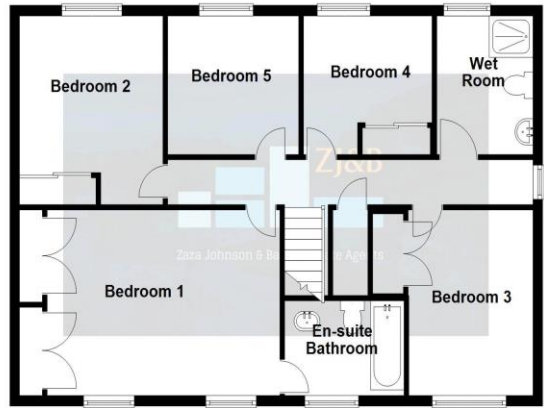
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

Ground Floor



First Floor



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.

28 Ryelands, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

28 Ryelands SHREWSBURY SY3 9JZ	Energy rating C	Valid until: 2 May 2034
		Certificate number: 0028-3037-3205-3354-6200
Property type	Detached house	
Total floor area	152 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

The graph shows a scale from A (92+) to G (1-20). The current rating is C (69) and the potential rating is B (81).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69	81
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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