



## 30 Woodside Drive, Radbrook, Shrewsbury, Shropshire, SY3 9BW

### Offers in the Region Of £550,000

A beautifully presented, well proportioned, 4 bedroom detached house has been extensively modernised over the last 18 months. Located in this popular location within easy access of local amenities, the town centre and road links.

The spacious accommodation includes Entrance Porch, Central Hallway, Shower Room, Living Room, Dining Room, Newly fitted Kitchen and recently built Utility Room, 2 Ground Floor Bedrooms, 2 First Floor Bedrooms and Bathroom, Driveway, Garage, Immaculate, Private Rear Garden, DG, GCH. Early Viewing 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

Glazed wood entrance door with side window.

### Entrance Porch 6' 11" x 5' 3" (2.11m x 1.60m)

Tiled flooring, exposed brick work, double glazed composite entrance door.

### Entrance Hall 10' 5" x 16' 2" (3.17m x 4.92m)

Exposed floorboards, double wardrobe, under stairs storage cupboard, carpeted staircase to First Floor Landing.

### Downstairs Shower Room 4' 11" x 5' 5" (1.50m x 1.65m)

Attractively fitted with white 3-piece suite including corner shower cubicle, corner wash basin, WC, tile flooring, fully tiled walls, high-level double glazed window to the side, wall mounted towel radiator.

### Living Room 12' 8" x 20' 0" (3.86m x 6.09m)

Newly laid carpet, radiator, double glazed window overlooking rear garden, double glazed sliding patio doors lead onto balcony, coal effect gas fire with marble effect surround and mantle.

### Dining Room 12' 8" x 10' 9" (3.86m x 3.27m)

Wood effect laminate flooring, double glazed window and uPVC door leading to balcony, wall mounted contemporary radiator.

### Kitchen 12' 5" x 9' 2" (3.78m x 2.79m)

Beautifully refitted Kitchen with blue/grey units and quartz work tops, induction hob with glazed splash and extractor hood above, stainless steel sink unit, integrated double oven and dishwasher, space for American style fridge/freezer, wood effect laminate flooring, contemporary radiator, door to Utility Room, double glazed window to the side.

### Utility Room 10' 10" x 5' 9" (3.30m x 1.75m)

Recently built and fitted with white base units with wood effect laminate work top, inset sink unit, space and plumbing for washing machine, uPVC double glazed windows to the front and rear, uPVC door to the side, grey wood effect vinyl flooring

### Bedroom 4

Carpet, radiator, double glazed window to the front. This is another good size room currently used as a Study.

### Bedroom 3 9' 10" x 12' 11" (2.99m x 3.93m)

Carpet, radiator, double glazed window to the front, built in double wardrobe.

### First Floor Landing 14' 2" x 6' 6" (4.31m x 1.98m)

Access to loft space, built in airing cupboard housing recently installed gas combination boiler.

### Bedroom 1 14' 8" x 18' 5" (4.47m x 5.61m)

Carpet, radiator, dual aspect double glazed windows to the rear and side, built in double and single wardrobes, door to Landing/Balcony with frosted double-glazed window to the side, access to eaves storage.

### Bedroom 2 15' 10" x 14' 4" (4.82m x 4.37m)

Carpet, double glazed window to the front, 2 built in double and single wardrobes, access to eaves storage.

### Bathroom 8' 6" x 5' 7" (2.59m x 1.70m)

Vinyl flooring, double glazed window to the side. Fitted with 3-piece suite including bath, WC, wash basin, fully tiled walls, radiator.

### Rear Garden

From the Dining Room access to paved balcony area with iron fencing and storage beneath. Steps lead to lawn with paved pathway leading to the rear of the garden and access to small patio ideal for pots. Enclosed by hedging and fencing with shrubs providing much privacy. To the corner of the garden is also a secluded patio ideal for outside dining. Access to the front of the property from both sides.

### Outside - Front

Tarmac driveway with brick edging, lawn, raised brick bed and paved pathway to the side. The driveway provides ample parking and access to the Entrance Porch and Garage.

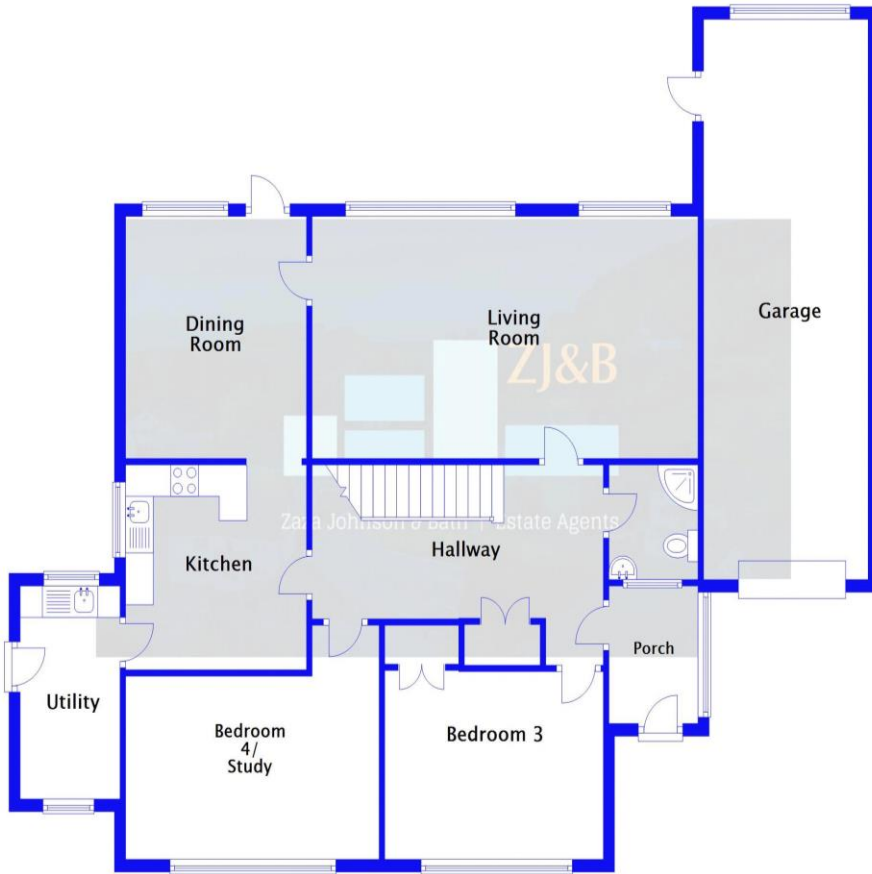
### Garage 29' 4" x 9' 8" (8.93m x 2.94m)

### Council Tax Band E

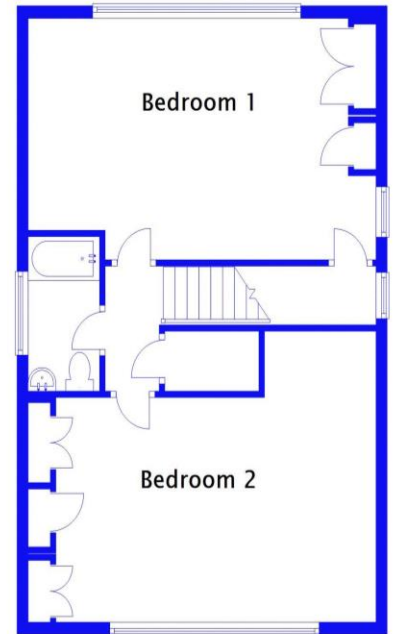
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

### Ground Floor



### First Floor



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  
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30 Woodside Drive, Shrewsbury

## FLOOR PLANS FOR GUIDANCE ONLY

08/07/2024, 10:59

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | Cymraeg

### Energy performance certificate (EPC)

30 Woodside Drive Shrewsbury SY3 8BW	Energy rating <b>D</b>	Valid until: 24 July 2032
		Certificate number: 1712-0623-3070-0258-0292

Property type: Detached bungalow

Total floor area: 153 square metres

#### Rules on letting this property

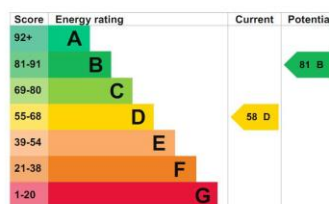
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings-for-rental-properties) (<https://www.gov.uk/guidance/energy-ratings-for-rental-properties>).

#### Energy rating and score

This property's energy rating is D. 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

#### Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/1712-0623-3070-0258-0292>

1/6



### **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**