



26 Torrin Drive, Radbrook, Shrewsbury, Shropshire, SY3 6AW

Offers in the Region Of £425,000

A beautifully presented and spacious four bedroom detached family home with a double length garage and a beautiful private garden. Located in the sought after residential area of Radbrook enjoying many local amenities like shops, takeaways and a local pub. The property is also catchment for good reputable primary and secondary schools.

Accommodation comprises: Entrance Hall, WC, Living Room, Sitting Room, Kitchen/Dining Room, 4 Bedrooms, Bathroom, Double length Garage, Private rear garden.
Early viewing recommended. No Upward Chain.



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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 wooden entrance door.

Entrance Hall 6' 11" x 6' 0" (2.11m x 1.83m)

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

Cloakroom/WC 7' 0" x 3' 5" (2.13m x 1.04m)

Fitted with wash basin and WC, tiled flooring, double glazed window to the front.

Living Room 16' 4" x 11' 8" (4.97m x 3.55m)

Feature brick fireplace with tiled hearth, radiator, window to the front, door to Sitting Room.

Sitting Room 9' 7" x 11' 8" (2.92m x 3.55m)

Radiator, double glazed window overlooking rear garden.

Kitchen/Dining Room 19' 2" x 9' 7" (5.84m x 2.92m)

Attractively fitted with a good range of white units, granite effect work tops with attractive splash, inset 1 1/2 bowl sink unit, space for cooker with filter hood above, ample space for dining table, radiator, double glazed window overlooking rear garden, door to Garage.

First Floor Landing 12' 4" x 2' 6" (3.76m x 0.76m)

Cupboard housing hot water cylinder.

Bedroom 1 10' 1" x 12' 0" (3.07m x 3.65m)

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

Bedroom 2 10' 3" x 7' 7" (3.12m x 2.31m)

Built in wardrobe, radiator, double glazed window overlooking rear garden.

Bedroom 3 12' 3" x 6' 7" (3.73m x 2.01m)

Radiator, double glazed window to the front, fitted wardrobe.

Bedroom 4 7' 6" x 7' 1" (2.28m x 2.16m)

Radiator, double glazed window overlooking rear garden.

Bathroom 7' 5" x 6' 4" (2.26m x 1.93m)

Fitted with contemporary white 3 piece suite including bath with shower unit over and fully tiled walls around the bath, wash basin and WC set to vanity unit with storage beneath, vinyl flooring, radiator, double glazed window to the rear.

Tandem Double Garage 35' 4" x 8' 2" (10.76m x 2.49m)

Roller shutter door, window and door to the rear.

Rear Garden

A lovely, good size rear garden approached onto a paved patio with brick wall retaining shrub beds and large lawn. The private garden is enclosed by timber fencing with mature trees set around. Further paved patio to the rear with timber shed.

External - Front

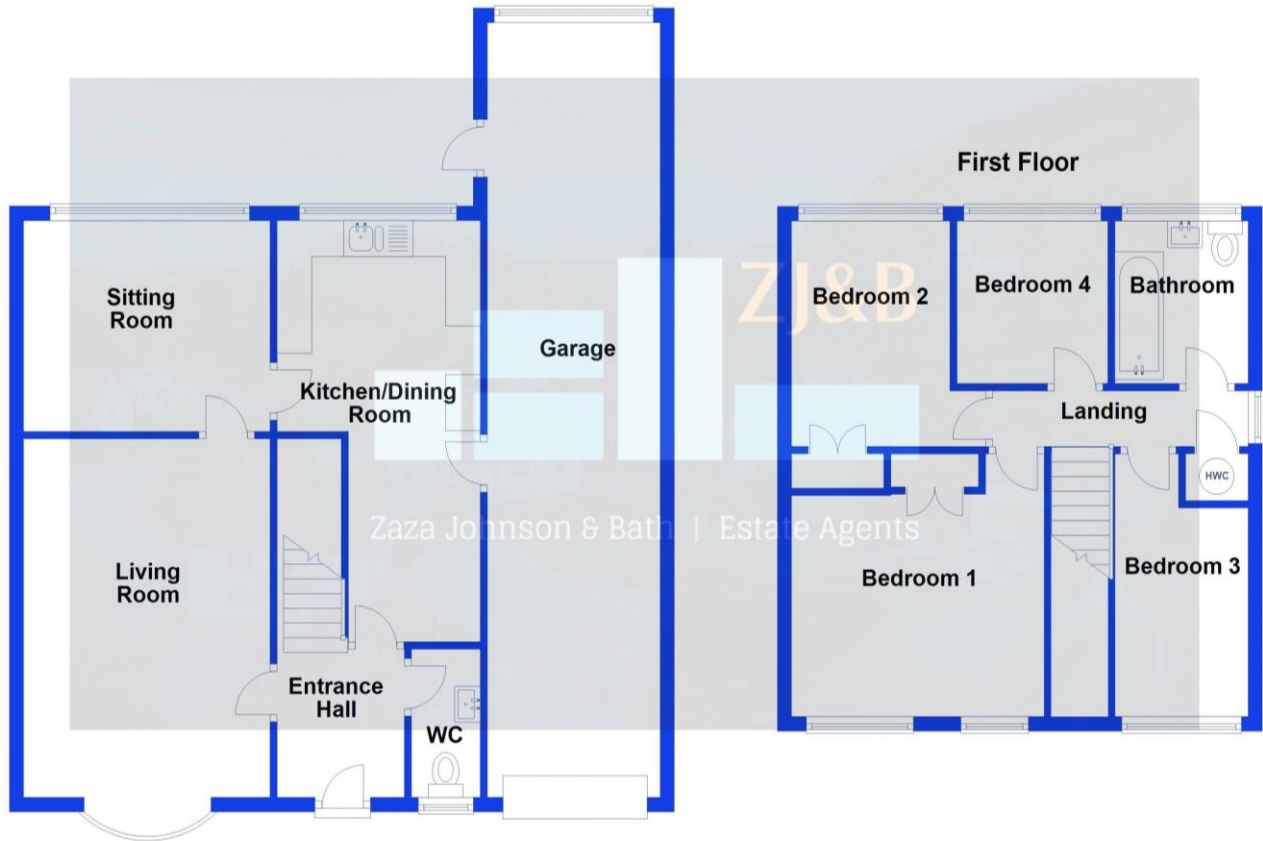
Approached onto a large driveway providing ample parking and access to the Garage. Good size area of lawn to the front with shrubs and grasses set around.

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**

Ground 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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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)			
26 Torris Drive SHREWSBURY SY3 6AW	Energy rating	Valid until:	21 September 2034
	C	Certificate number:	2106-3042-0201-4374-1200
Property type	Detached house		
Total floor area	110 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	83 B
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