



## **49 Ladycroft Close, Radbrook Green, Shrewsbury, Shropshire, SY3 6BB**

### **Offers in the Region Of £220,000**

A delightful and well presented two-bedroom end of terrace home located in the popular Radbrook Green, enjoying many local amenities including shops, pubs and takeaways.

The lovely accommodation comprises: Entrance Hall, Modern Kitchen, Open Plan Living/Dining Room, Two Double Bedrooms, Bathroom, Sunny, Well Established Rear Garden, Block Paved Driveway For One Car.



## 49 Ladycroft Close, Radbrook Green, Shrewsbury, Shropshire, SY3 6BB

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 composite entrance door.

**Entrance Hall** 10' 11" x 5' 9" (3.32m x 1.75m)  
Radiator, carpet, double glazed window to the front, carpeted staircase leading to First Floor Landing with useful storage beneath, wall mounted electric consumer unit.

**Kitchen** 10' 11" x 5' 10" (3.32m x 1.78m)  
Fitted with white matt units with chrome handles, wood effect laminate worktops, inset 1 1/2 bowl sink unit, 4 ring gas hob with extractor above and electric double oven below, dual aspect double glazed windows to the front and side, space and plumbing for washing machine, tile effect vinyl flooring.

**Living/Dining Room** 13' 8" x 11' 11" (4.16m x 3.63m)  
Carpet, double radiator, double glazed French doors lead onto rear garden.

**First Floor Landing** 6' 7" x 5' 11" (2.01m x 1.80m)  
Access to part boarded roof space.

**Bedroom 1** 8' 11" x 11' 10" (2.72m x 3.60m)  
Carpet, radiator, double glazed window to the rear overlooking rear garden.

**Bedroom 2** 9' 2" x 8' 8" (2.79m x 2.64m)  
Carpet, radiator, 2 double glazed windows to the front, built in double wardrobe housing Ideal combination central heating boiler, shelving and hanging rail, useful over stairs storage cupboard.

**Bathroom** 5' 6" x 6' 1" (1.68m x 1.85m)  
Fitted with 3 piece suite including wash basin, WC, bath with mixer shower above, fully tiled walls, wood effect vinyl flooring, double glazed window to the side, chrome towel radiator.

### Rear Garden

Fully enclosed by fencing with lean-to giving access to the front of the property and providing useful storage space. Well established, sunny, low maintenance garden with Indian paved patio, stone and shrub beds and is in a quiet position.

### Outside - Front

Block paved driveway with shrub borders providing parking for one car, paved pathway leads to the entrance door and access to lean-to and rear garden.

### Council Tax Band B

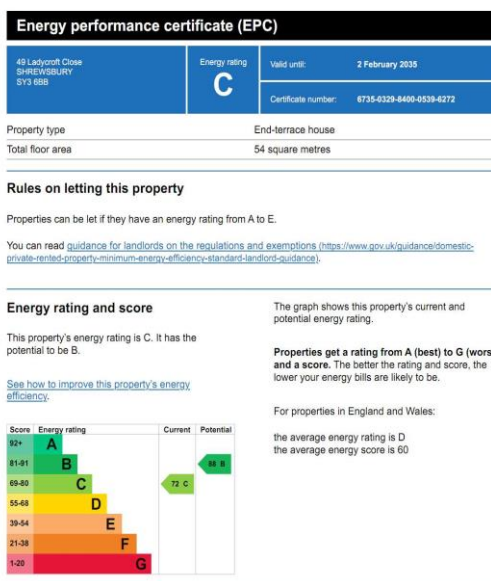
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

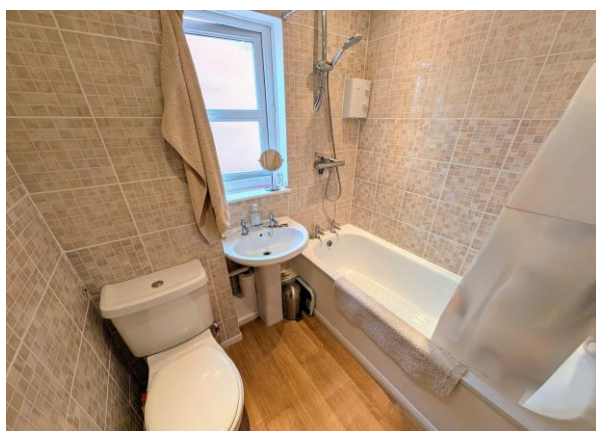
**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**



**49 Ladycroft Close, Radbrook, Shrewsbury**

**FLOOR PLANS FOR GUIDANCE ONLY**





### **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**