



Zaza Johnson & Bath
Estate Agents

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19 Southville Close, Radbrook, Shrewsbury, Shropshire, SY3 6BW

£367,500

A most attractive and beautifully maintained 3 bedroom semi detached house located in this very popular area with excellent local amenities, primary and senior schools close by. The accommodation includes, Entrance Porch, Hall, Sitting Room, Kitchen, Living/Dining Room, Conservatory, Ground Floor WC, 3 Bedrooms, En-suite Bathroom, Shower Room, Extensive Driveway and attractive, private Rear Garden. GCH, DG.
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

Composite entrance door.

Porch 2' 11" x 4' 2" (0.89m x 1.27m)

Double glazed windows to either side.

Entrance Hall

Dark wood effect laminate flooring, radiator, carpeted staircase to First Floor Landing.

Living/Dining Room 28' 1" x 12' 3" (8.55m x 3.73m)

Dark wood effect laminate flooring, 2 radiators, double glazed bow window to the front, uPVC French doors open onto rear garden, attractive fireplace with electric fire inset, double doors to Conservatory.

Sitting Room 9' 11" x 10' 2" (3.02m x 3.10m)

Dark wood effect laminate flooring, radiator, double glazed bow window to the front.

Kitchen 13' 2" x 9' 3" (4.01m x 2.82m)

Tiled flooring and fitted with light grey units with quartz effect work tops, free-standing Smeg cooker with 7 rings and ovens below, twin butler sink unit, extractor hood, 2 double glazed windows looking into Conservatory, tiled splash back, space and plumbing for washing machine.

Ground Floor WC 7' 4" x 2' 9" (2.23m x 0.84m)

Fully tiled walls and flooring, WC, wash basin set to vanity unit with storage below, further storage area.

Conservatory 12' 3" x 9' 2" (3.73m x 2.79m)

Tile flooring, uPVC double glazed construction with glass roof, patio doors lead onto rear garden.

First Floor Landing 6' 7" x 6' 4" (2.01m x 1.93m)

Access to loft space, built in storage cupboard housing combi boiler.

Bedroom 1 15' 1" x 12' 3" (4.59m x 3.73m)

Carpet, radiator, double glazed window to the front, access to loft.

En-Suite 5' 10" x 12' 3" (1.78m x 3.73m)

Vinyl flooring, fully tiled walls. Fitted with 4 piece suite including corner shower cubicle, wash basin, WC and spa bath, double glazed window to the rear, extractor fan, chrome towel radiator.

Bedroom 2 9' 5" x 10' 2" (2.87m x 3.10m)

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

Bedroom 3 9' 2" x 6' 8" (2.79m x 2.03m)

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

Shower Room 6' 2" x 6' 1" (1.88m x 1.85m)

Fitted with corner shower unit with mixer shower, wash basin, WC, tile flooring, fully tiled walls, double glazed window to the rear, extractor fan, radiator.

Rear Garden

Enclosed by fencing to one side and the rear and hedging to the other side. Shaped patio with gravel edging to one side and extending to the Conservatory and a good size area of lawn.

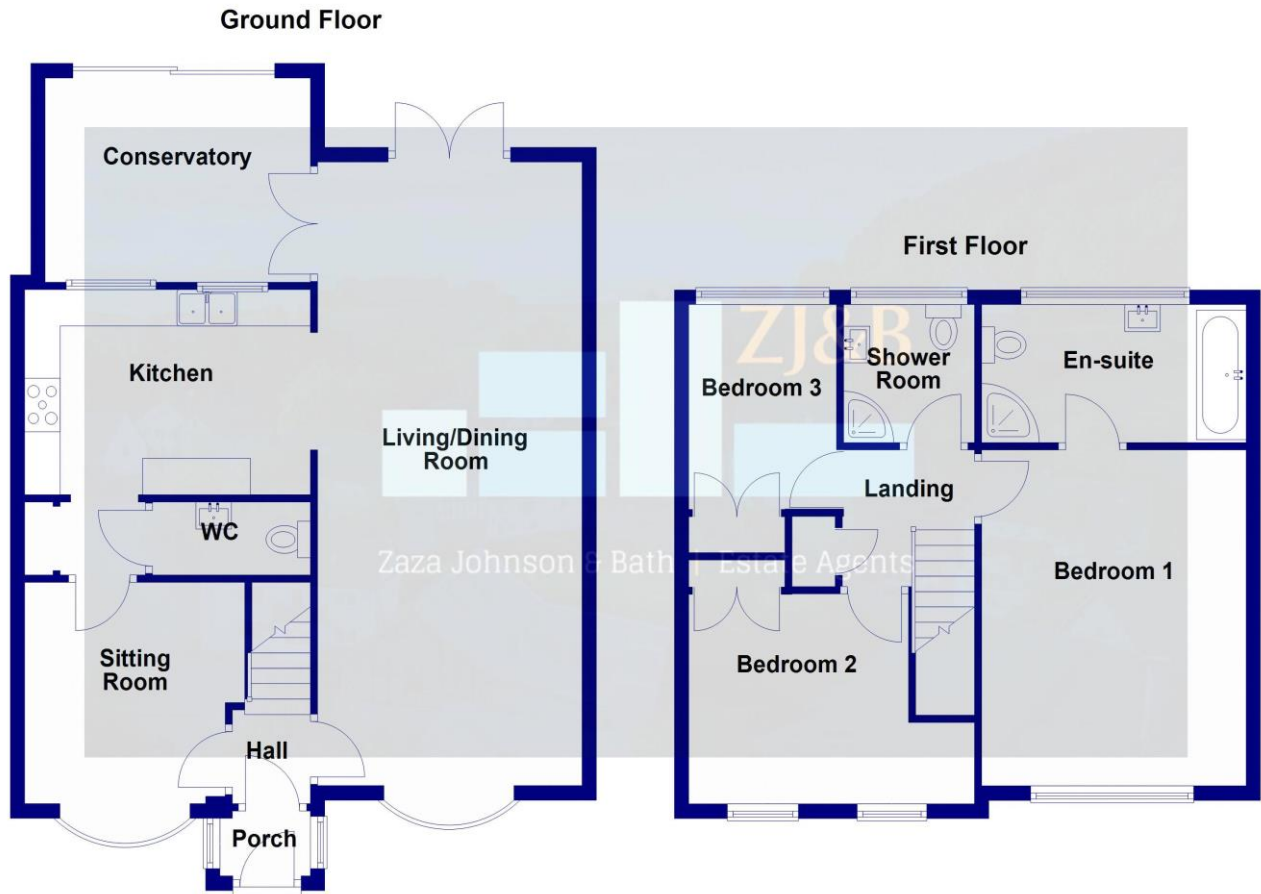
External - Front

Large block paved driveway providing ample parking and access to the entrance door. Access at the side leads to the rear of the property.

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**



19 Southville Close, Radbrook, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

20/06/2025, 10:39 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

19 Southville Close SHREWSBURY SY3 6BW	Energy rating C	Valid until:	27 September 2033
		Certificate number:	2081-3030-4201-3317-6204

Property type Semi-detached house

Total floor area 118 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.](#)



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