



**23 Southville Close, Radbrook, Shrewsbury, SY3 6BW**

2 bedroom semi-detached house—£239,950 Freehold

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£239,950 Freehold—2 bedroom semi-detached house

sales@cgpooks.co.uk

**This well-maintained semi-detached house benefits from a private south facing garden, whilst being located in a fantastic end of cul de sac position with a lovely open view across the adjoining park.**

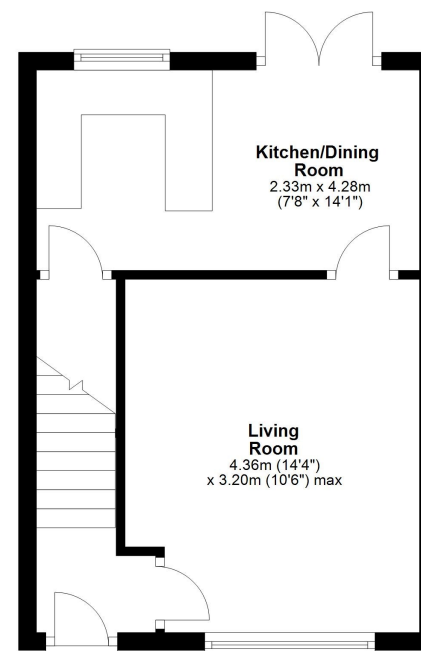
### KEY FEATURES

- Entrance hall with wood block flooring and door to living room, which has further wood effect flooring, a feature fireplace and window with views to front.
- Kitchen/dining room, again with wood effect flooring, a range of fitted units, walk in pantry/store, window and glazed double doors to rear.
- Staircase from hall to landing where there are 2 good sized bedrooms (both with wooden flooring) and a shower room.
- Double glazed windows and gas fired central heating.
- Private driveway providing parking and an attractive south facing rear garden, which is mainly lawned with a large, paved sun terrace.
- Superb setting just a few minutes' walk from the Radbrook shopping complex, yet with a wonderful open outlook to front across parkland.
- The property is also a short walk from good schools, such as Radbrook primary and both Meole and Priory secondary schools.
- Vacant with no onward chain.

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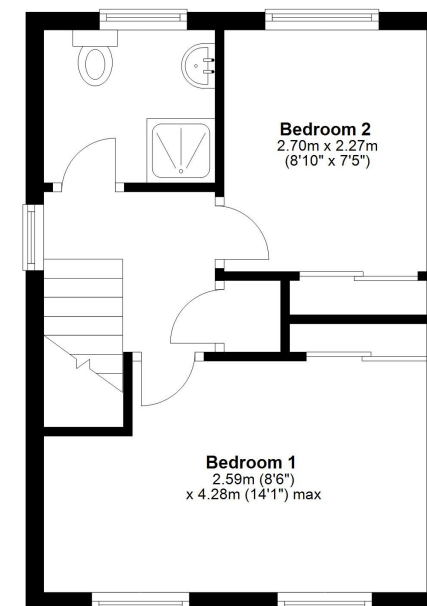
### Ground Floor

Approx. 26.9 sq. metres (289.8 sq. feet)



### First Floor

Approx. 26.9 sq. metres (290.1 sq. feet)



Total area: approx. 53.9 sq. metres (579.8 sq. feet)

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.

Cooper Green Pooks

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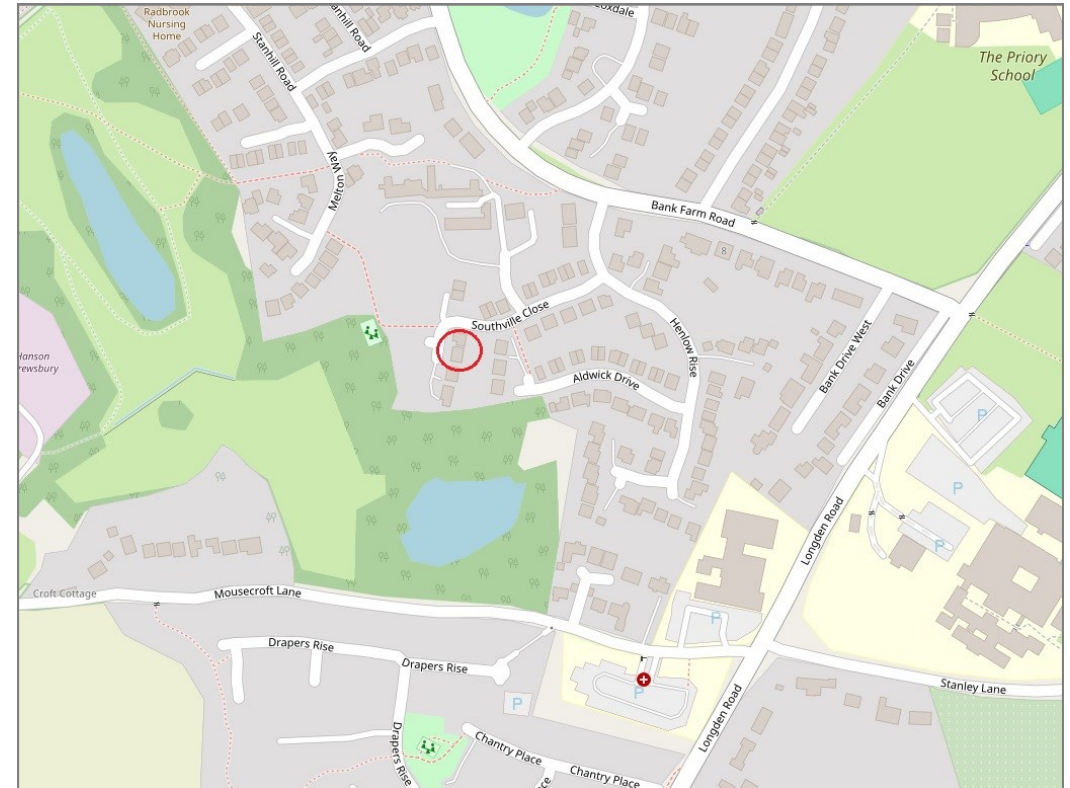




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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band D</b>
Services	<b>All mains services are connected</b>

**Expert mortgage advice available**  
3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**



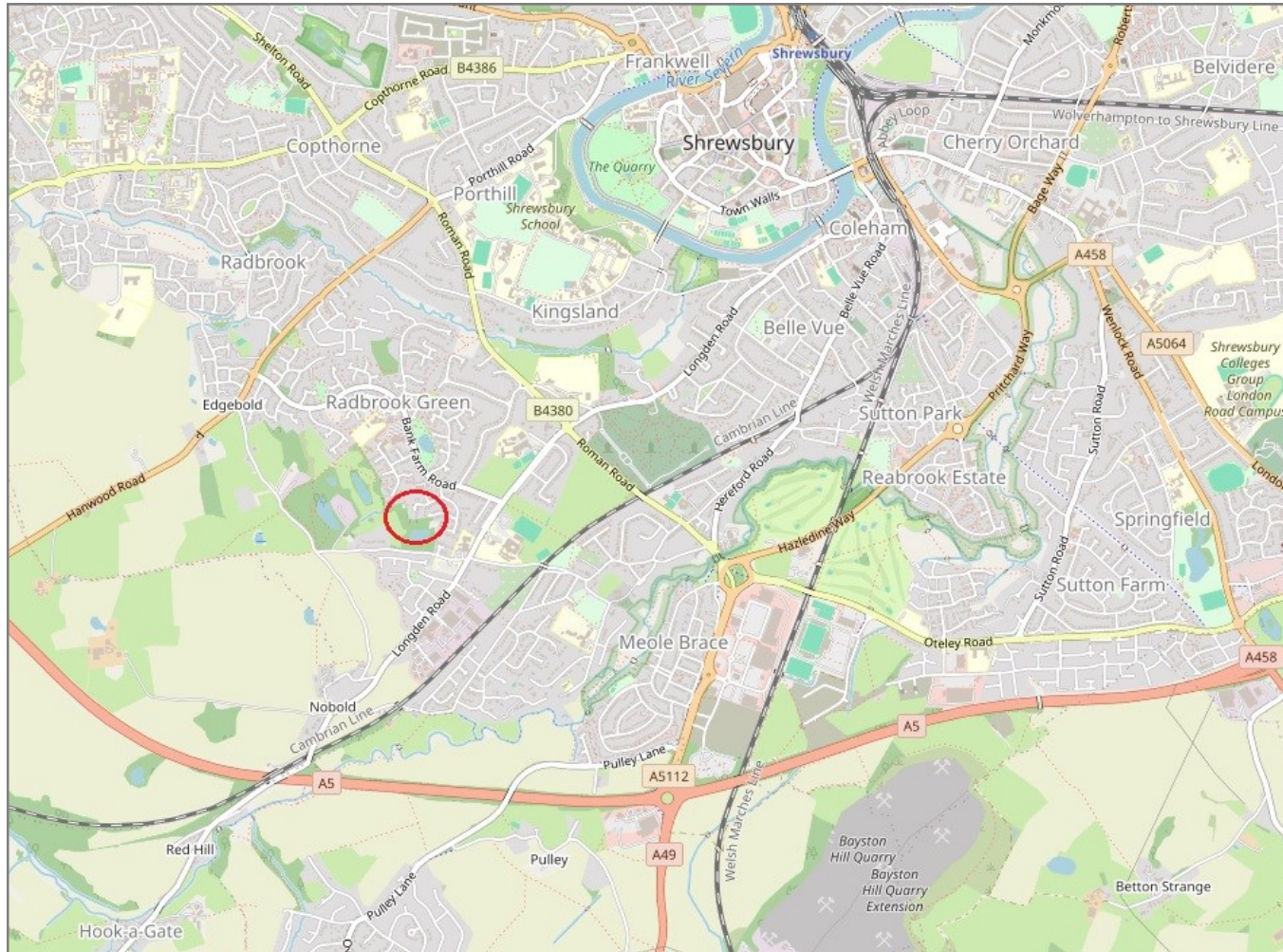
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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