



14 College Gardens, Radbrook Village, Shrewsbury SY3 9BF

4 bedroom detached house—£525,000 Freehold

14 College Gardens, Rabrook Village, Shrewsbury SY3 9BF

Coopergreenpooks.co.uk

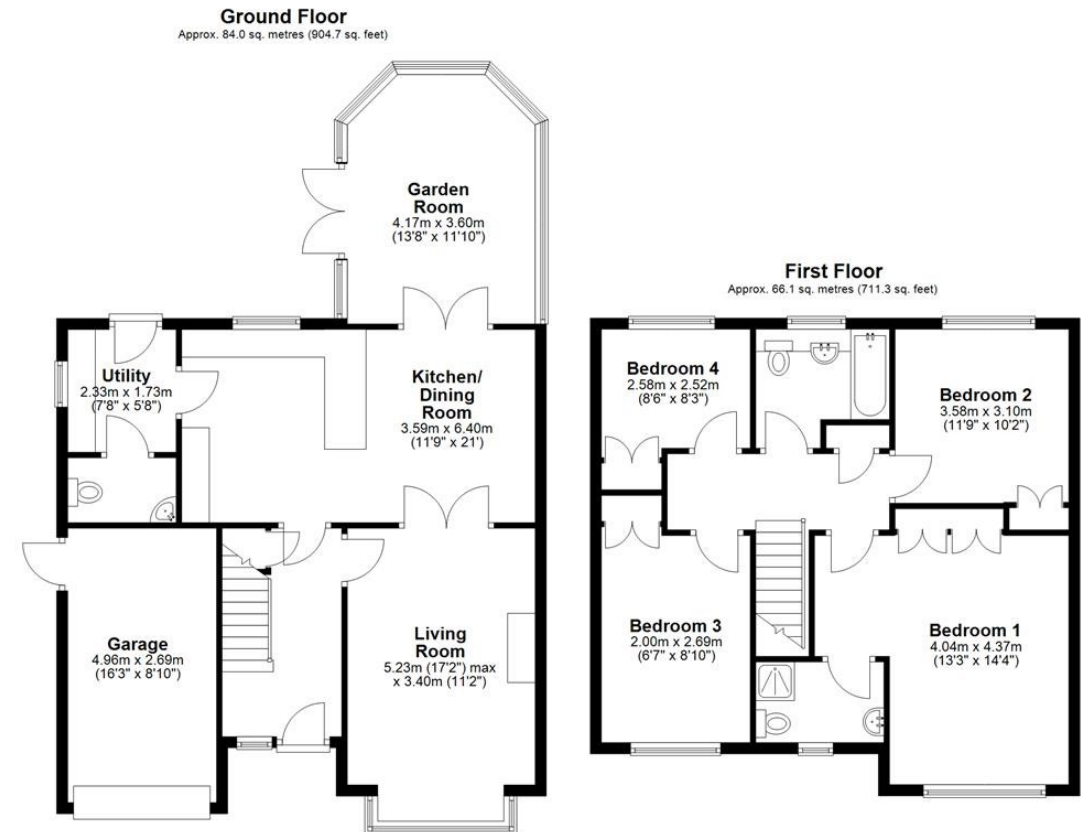
£525,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

This attractively designed modern detached house is well situated at the end of a quiet and private cul de sac within the popular Rabrook Village development. The property has a stylishly improved interior, as well as a lovely south facing rear garden and is within walking distance of good local schools and the Radbrook Green shopping complex.

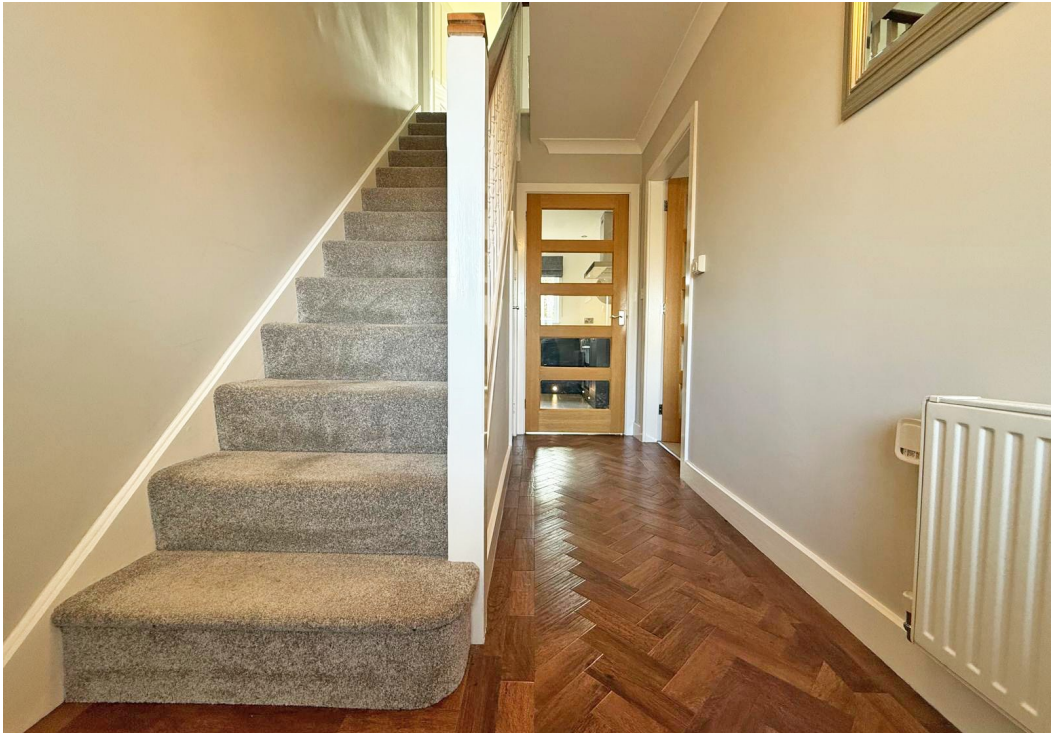
KEY FEATURES

- Recessed entrance area to hall with built in storage and parquet wood effect flooring.
- Living room with custom made cupboards, recessed log effect living flame fire and bay to front.
- Impressive open plan kitchen/dining room with tiled flooring and a range of recently fitted modern units with quartz worksurfaces and breakfast bar. There are also integrated appliances, along with a window to rear and glazed double doors connecting to both the living and garden rooms.
- The large garden room has glazed elevations to 3 sides that overlook the garden and there are double doors opening to the rear sun terrace.
- Adjoining the kitchen there is a separate utility room fitted to the same standard with doors to rear and also a cloakroom.
- Staircase from hall to the landing where there are 4 bedrooms and a family bathroom. The main bedroom also has an en suite shower room.
- uPVC double glazed windows and gas fired central heating.
- Block paved driveway to front providing parking and access to an integral garage with electric roller shutter door.
- Nicely landscaped and mature rear garden which is mainly lawned with a large, paved sun terrace and established borders.
- Located in a quiet and popular residential development, from which there are footpaths leading to the excellent Radbrook Green shopping complex and primary school. Both the Priory and Meole secondary schools are also within walking distance.



Total area: approx. 150.1 sq. metres (1616.0 sq. feet)









14 College Gardens, Radbrook Village, Shrewsbury SY3 9BF

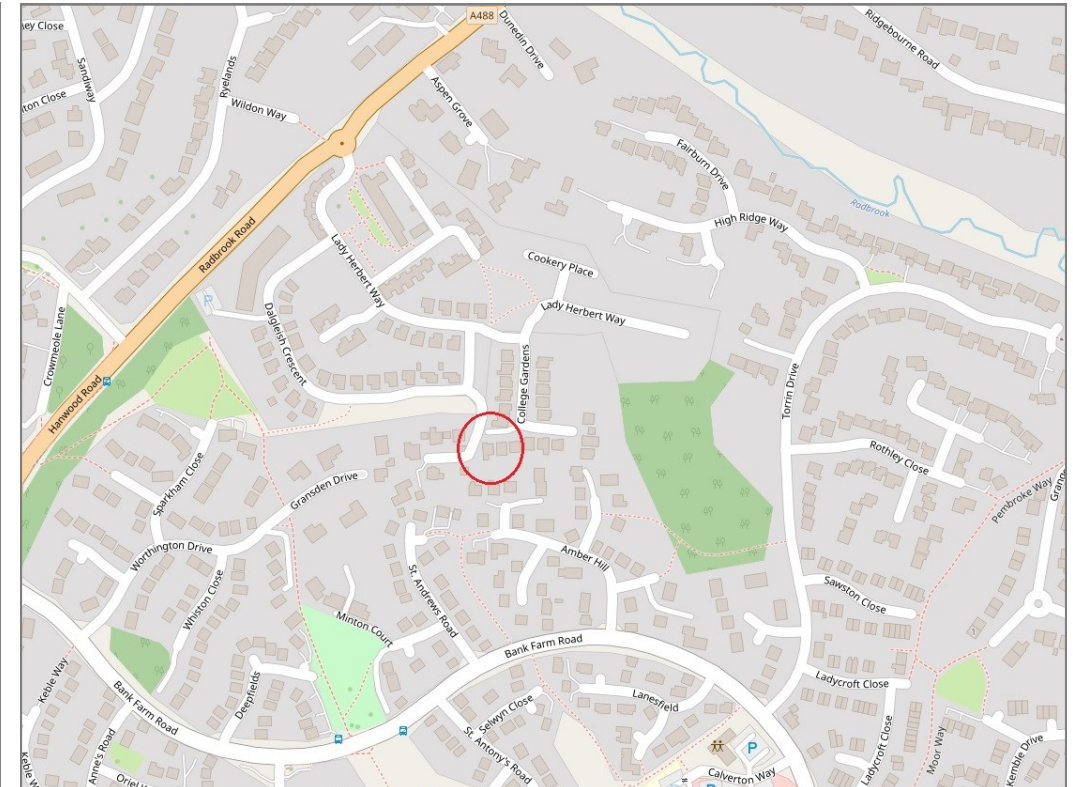
£525,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band C
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

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.

14 College Gardens, Radbrook Village, Shrewsbury SY3 9BF

Coopergreenpooks.co.uk

£525,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.