



2 Woodside Drive, Radbrook, Shrewsbury, SY3 9BW

3 bedroom detached house — £435,000 Freehold

2 Woodside Drive, Radbrook, Shrewsbury, SY3 9BW

Coopergreenpooks.co.uk

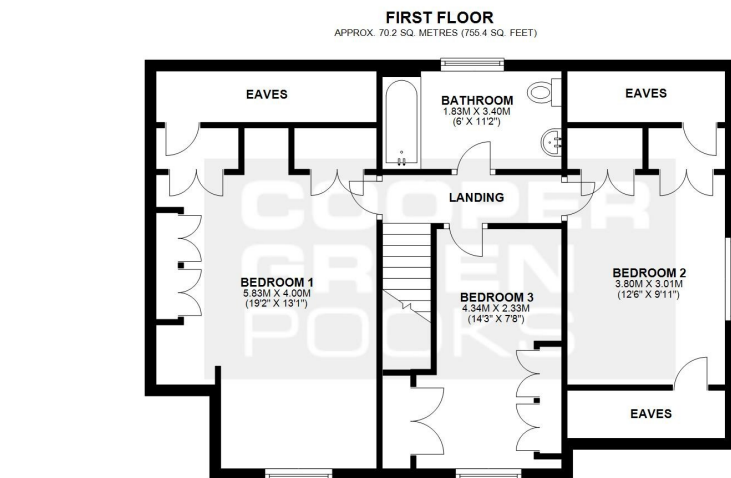
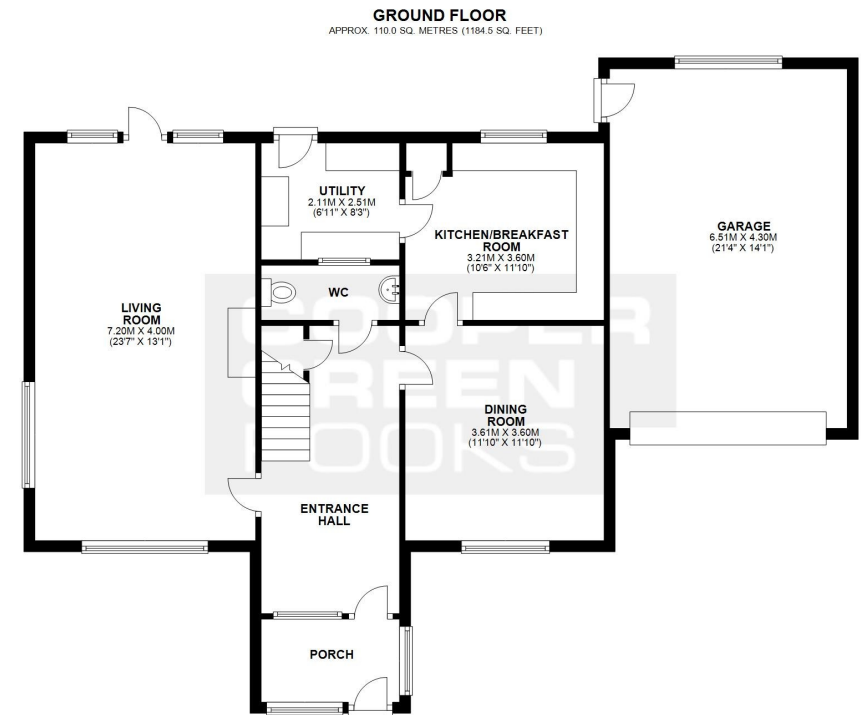
£435,000 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

This well-maintained traditional detached house offers spacious and practical accommodation, with full planning permission for the option to extend. It features a beautiful private garden, large garage and plenty of parking. The property is quietly situated within a very popular residential area, a short distance from a range of excellent amenities, whilst being just over a mile from the Quarry Park and town centre.

KEY FEATURES

- Entrance porch opening to impressive hallway with under stairs storage and cloakroom
- Good sized living room with windows to three elevations, feature fireplace and glazed door to rear garden
- Separate dining room and kitchen/breakfast room which has fitted Kenton Jones units, integrated appliances and useful pantry
- Utility, also having fitted units and access to rear
- On the first floor are three bedrooms, all with built in wardrobes and additional eves storage, as well as a spacious family bathroom
- uPVC double glazed windows and gas fired central heating
- Fantastic private gardens to rear and side, mainly laid to lawn with paved terrace and a selection of fruit trees, surrounded by mature hedging
- Large garage (6.5m x 4.3m) and timber summer house with power and lighting
- Driveway to front providing plenty of parking
- A great location at the end of a no through road, a stone's throw from lovely woodland and the Bowbrook
- Shropshire Council have granted Full Planning Permission for the erection of a two storey extension. The Application number is : 25/02193/FUL



TOTAL AREA: APPROX. 180.2 SQ. METRES (1940.0 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.





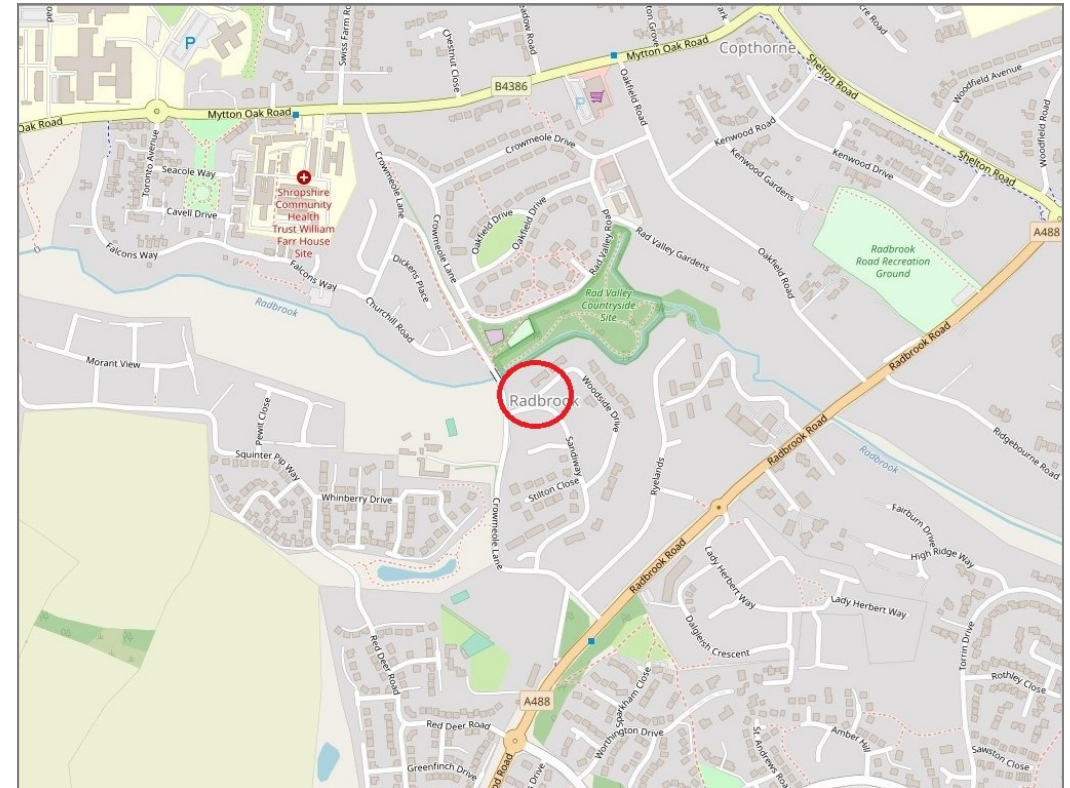




2 Woodside Drive, Radbrook, Shrewsbury, SY3 9BW

£435,000 Freehold—3 bedroom detached house

sales@cgpooks.co.uk



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

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



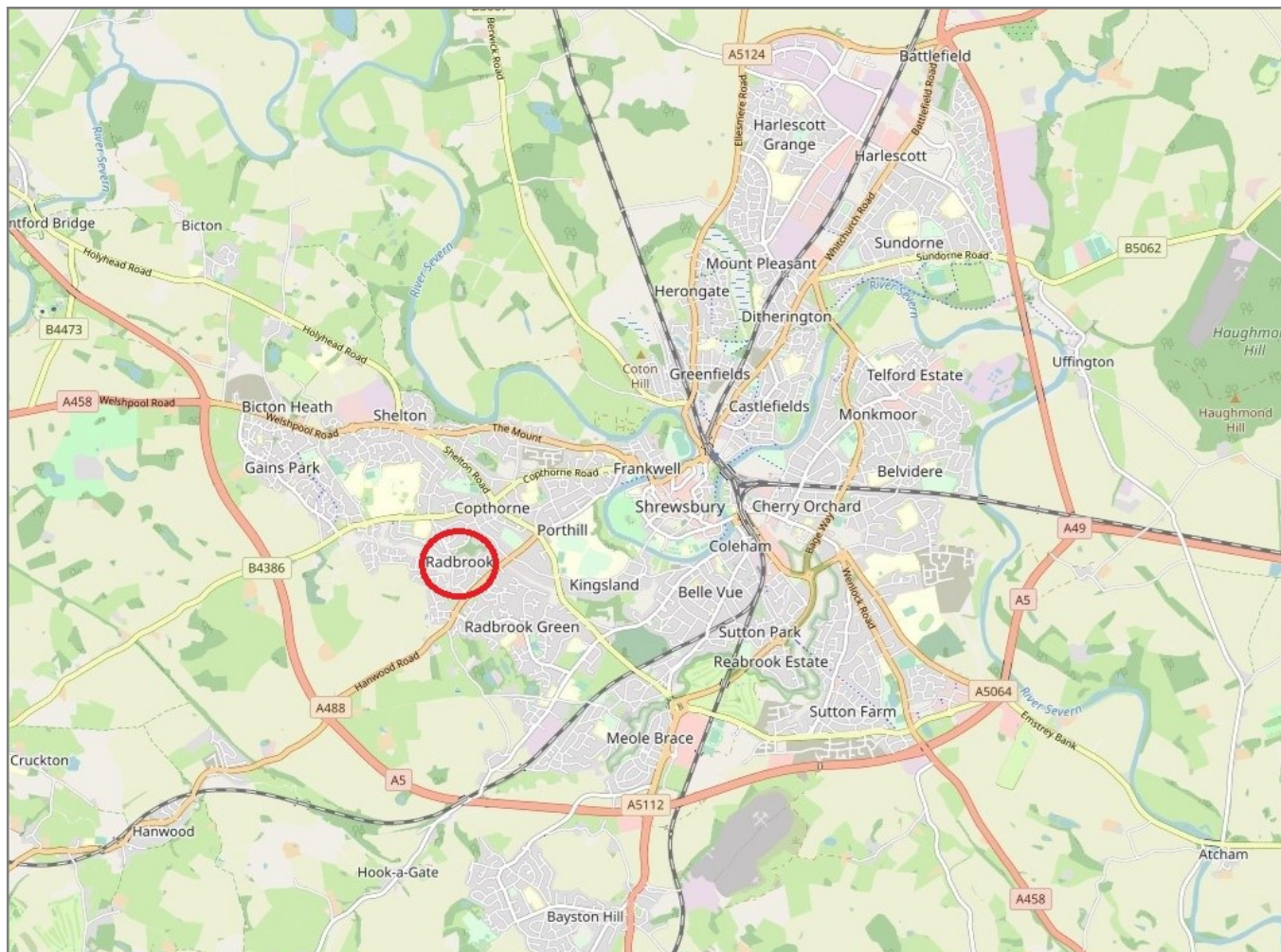
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

2 Woodside Drive, Radbrook, Shrewsbury, SY3 9BW

Coopergreenpooks.co.uk

£435,000 Freehold—3 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.