



## Radbrook Road, Shrewsbury, SY3 9BD

4 bedroom detached house—£1,250,000 Freehold



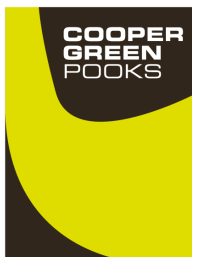
£1,250,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

**This extremely attractive property is well situated a short walk from the town centre in one of Shrewsbury's most sought-after areas, with a lovely outlook and a magnificent south facing garden extending to about 0.6 of an acre.**

## KEY FEATURES

- Substantial and well-maintained accommodation with some lovely features and lots of potential to develop and extend further if required.
- Entrance vestibule to a spacious hall with walk in store, oak boarded flooring and staircase to first floor. There are also glazed Crittle doors opening to the garden room which provides access to the rear sun terrace.
- Good sized, separate living and family rooms which both have original boarded flooring to match the hall, feature fireplaces and bay windows overlooking the gardens.
- Open plan kitchen/dining room which has tiled flooring and a range of oak fronted units with integrated appliances.
- Rear hall with walk in store and shower room, as well as a useful utility room.
- Large first floor landing area with further glazed Crittle doors opening to a south facing balcony. There are also 4 bedrooms, a shower room and separate WC, along with a large roof space which has the potential for conversion.
- Secondary glazed Crittle windows and gas fired central heating.
- Extensive driveway and turning area for several cars that also provides access to a large garage.
- There are beautifully landscaped and very private gardens to both the front and rear of the property, which are laid mainly to lawn with a sizable, paved sun terrace, established trees and beds. There is also a large brick-based greenhouse and timber garden store included in the sale.
- Fantastic location opposite the Radbrook recreation ground and just a short walk from Shrewsbury School, Woodfield primary and the Priory secondary school. The property is also just under a 10-minute walk from the superb riverside Boathouse pub, stunning Quarry Park and the town centre.
- Due to the property having an unusually large garden for a location such as this, with obvious development potential, the current owner will be including a covenant. This will mean that they would be entitled to an uplift in value (during a certain time frame) should the new owners obtain planning permission for residential development.

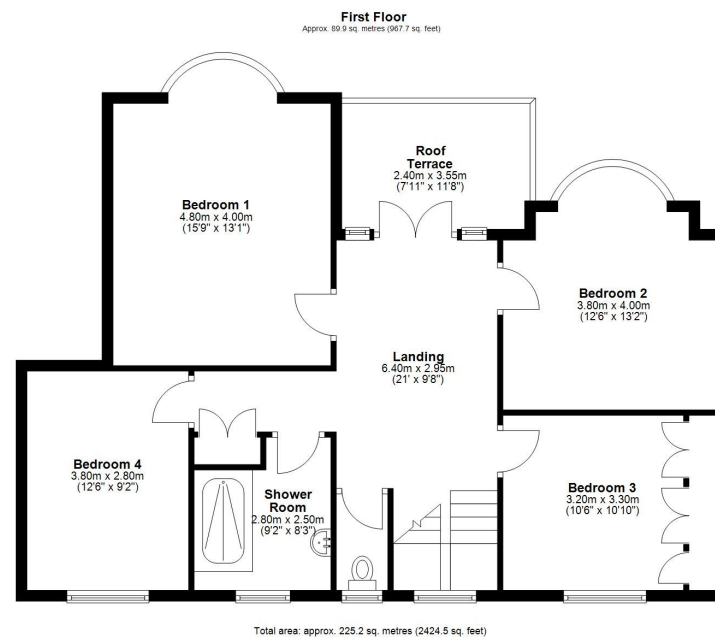
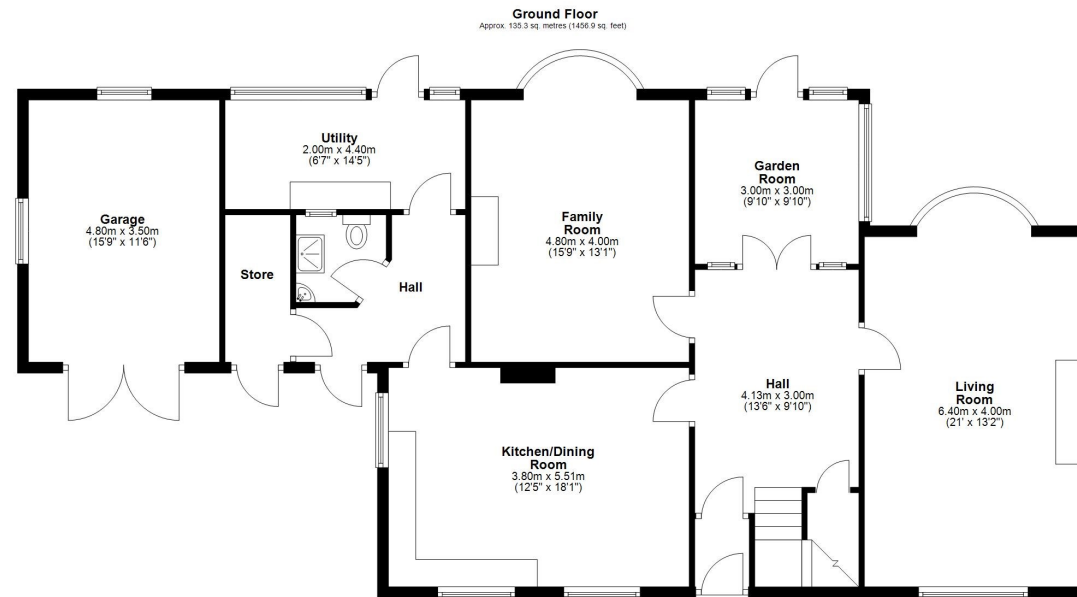


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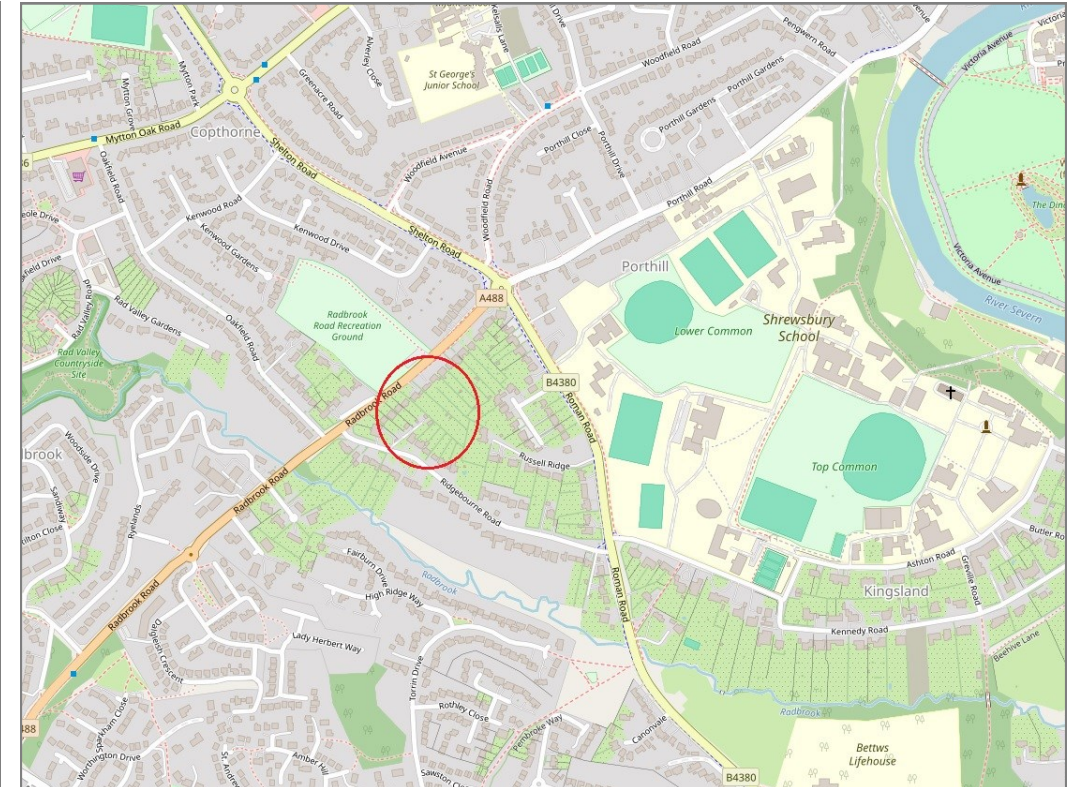
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**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band G</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.

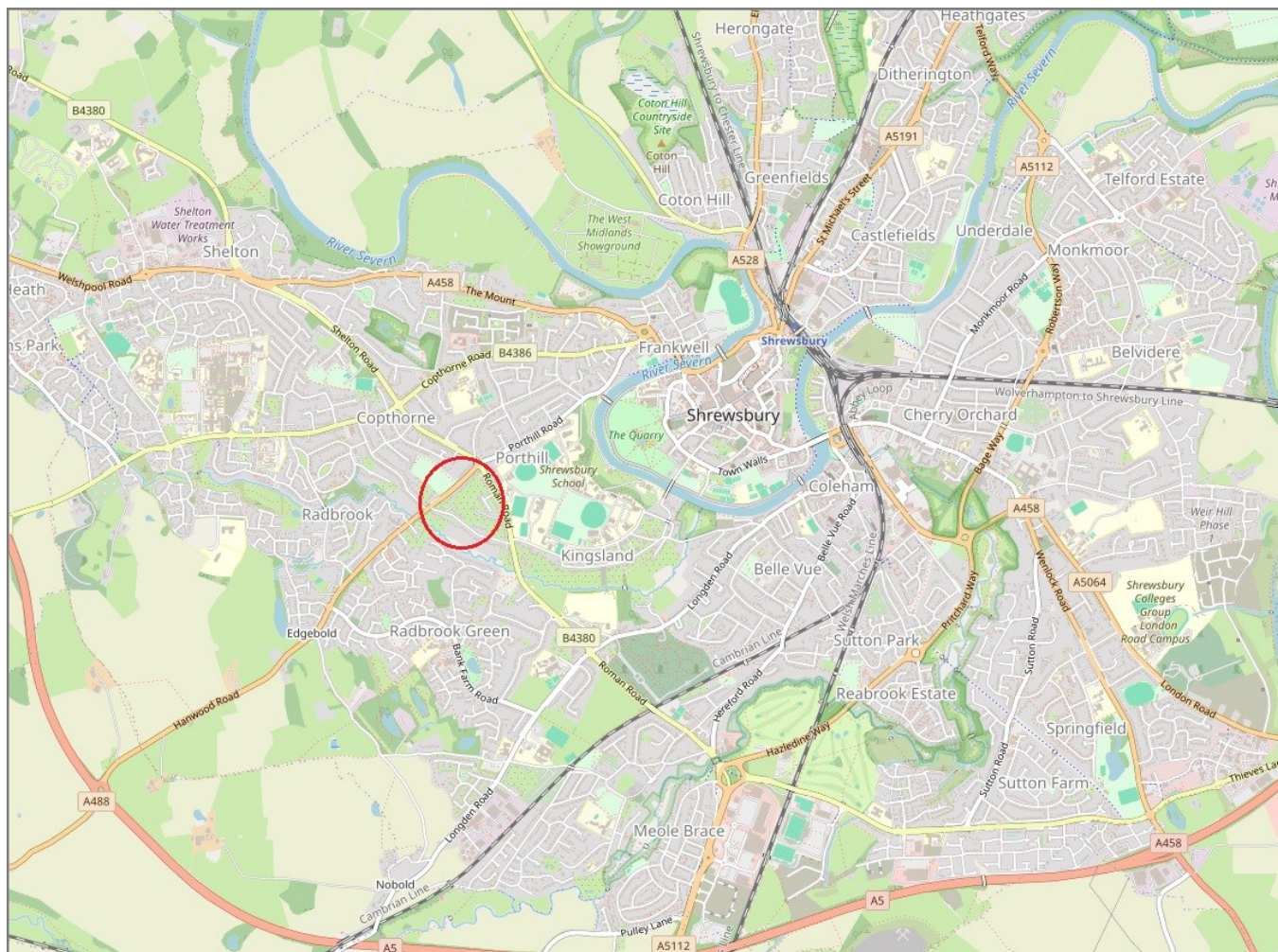


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