

63 Radbrook Hall Court, Shrewsbury, Shropshire, SY3 9AF

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Price £525,000

Viewing: strictly by appointment through the agent

Radbrook Hall Court is an exclusive collection of brand new contemporary town houses ready for immediate possession, nestled near the centre of Shrewsbury. Plot 3 is a beautifully designed three storey, 4 bedroom, end townhouse of 3 set within electrically private gated gardens in one of Shrewsbury's most desirable residential location. With easy access to the town centre and well connected by road and rail to Birmingham, Manchester, Chester and Mid Wales, Radbrook Hall Court is the ideal place to enjoy town and country life. The accommodation comprises of 2 parking spaces, attractive enclosed rear gardens.

THERE IS A LINK TO ENABLE A DOWNLOAD OF THE FULL BROCHURE FOR FULL SPECIFICATION DETAILS.

Accommodation

Entrance Hall, downstairs Cloakroom / WC, luxuriously appointed contemporary kitchen, spacious dining/living room, first floor landing, master bedroom suite with en suite bathroom and dressing room, utility room, guest bedroom 2 (with en suite shower room), second floor landing, two further double guest bedrooms and family bathroom. Private driveway with parking for 2 vehicles, pleasantly sized enclosed rear garden. Gas central heating, UPVC double glazed windows. VIEWING ESSENTIAL TO APPRECIATE THE QUALITY OF THIS EXCLUSIVE DEVELOPMENT OF JUST 10 PROPERTIES.

Entrance Hall
7'9"x9'8"

Downstairs Cloakroom / WC
3'6"x4'6"

Kitchen
9'1"x15'7"

Dining / Living Room
17'3" x 20'0"

Master Bedroom Suite
10'5"x11'5"

Guest Bedroom Two
9'8"x12'5"

En-Suite Shower Room
7'2"x4'2"

Utility Room
7'5" x 3'9"

Guest Bedroom Three
13'1" x 11'1"

Guest Bedroom Four
13'1" x 11'5"

Bathroom
9'1" x 6'9"

Tenure
Freehold.

Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer

Telephone our Office for further details on visitors parking and other services available at Radbrook Hall Court on 01743 357 000 (OPTION 1 SALES)

Full description

Radbrook Hall Court is an exclusive collection of brand new contemporary town houses ready for immediate possession, nestled near the centre of Shrewsbury. Plot 3 is a beautifully designed three storey, 4 bedroom, end townhouse of 3 set within electrically private gated gardens in one of Shrewsbury's most desirable residential location. With easy access to the town centre and well connected by road and rail to Birmingham, Manchester, Chester and Mid Wales, Radbrook Hall Court is the ideal place to enjoy town and country life. The accommodation comprises of 2 parking spaces, attractive enclosed rear gardens.

THERE IS A LINK TO ENABLE A DOWNLOAD OF THE FULL BROCHURE FOR FULL SPECIFICATION DETAILS.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS



GROUND FLOOR PLAN
60m² / 645ft²