



2 Red Deer Road, Off Radbrook Road, Shrewsbury,  
Shropshire, SY3 9FA

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £425,000**

Viewing: strictly by appointment  
through the agent



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2 Red Deer Road is a modern four detached house, being offered For Sale with NO UPWARD CHAIN. The property (which was originally a show home), benefits from upgraded, spacious and well presented accommodation throughout. The property occupies a relatively private aspect towards Radbrook Road. The sought after modern development of Darwins Walk, is within easy reach of the excellent local amenities, that Radbrook Green has to offer and is within walking distance via Porthill to the Quarry Park, with tranquil riverside walks leading to the Shrewsbury town centre. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: reception hallway, understairs cloakroom, lounge, separate dining room, impressive kitchen/breakfast room, first floor landing, master bedroom with ensuite shower room, three further bedrooms all with fitted wardrobes, family bathroom, front and rear enclosed gardens, driveway with detached brick built garage, UPVC double glazing, gas fired central heating, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

**Reception hallway**

Having vinyl floor covering, radiator, cupboard housing pressurised water system and store cupboard to side housing telephone point and electricity consumer unit.

Door from reception hallway gives access to:

**Understairs cloakroom**

Having low flush WC, pedestal wash hand basin, radiator, vinyl floor covering, recessed spotlights and extractor fan to ceiling.

Door from reception hallway gives access to:

**Lounge**

16'9 x 10'2

Having UPVC double glazed window to front, two radiators, UPVC double glazed French doors giving access to rear gardens.

Doors from reception hallway gives access to:

**Dining room**

10'9 x 9'9

Having two UPVC double glazed windows to front and side of property, radiator.

Door from reception hallway gives access to:

**Impressive kitchen/breakfast room**

15'2 x 15'1

Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated double oven five ring gas hob with extractor fan over, integrated dishwasher and washing machine, wine cooler, range of fitted stylish worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, kitchen island with storage cupboards below and breakfast bar, vinyl floor covering, three UPVC double glazed windows, radiator, UVPV double glazed doors giving access to rear gardens, recessed spotlights to ceiling.

From reception hallway stair rise to:

**First floor landing**

Having loft access, radiator, UPVC double glazed window to rear.

Doors from first floor landing give access to: Four bedrooms and bathroom.

**Bedroom one**

13'3 x 10'0

Having UPVC double glazed window to rear and side of property, large built-in mirror fronted wardrobe, radiator.

Door from bedroom one gives access to:

**Ensuite shower room**

Having large tiled shower cubicle with wall mounted mixer shower over, pedestal wash hand basin, low flush WC, part tiled to walls, tiled floor, radiator, UPVC double glazed window to side, wall mounted mirror and extractor fan, recessed spotlights to ceiling.

**Bedroom two**

13'0 x 8'9

Having UPVC double glazed window to front and side of property, built-in mirror fronted double wardrobes, radiator.

**Bedroom three**

10'5 max into recess x 9'1

Having UPVC double glazed window to front, radiator, built-in double wardrobe.

**Bedroom four**

7'5 x 7'0

Having UPVC double glazed window to rear, radiator, fitted wardrobe.

**Bathroom**

Having a modern three piece suite comprising: Panel bath, pedestal wash hand basin, low flush WC, part tiled to walls, vinyl tiled effect floor covering, extractor fan, recessed spotlights to ceiling, radiator, large wall mounted mirror.

**Outside**

There is a large tarmacadam driveway which leads to a:

**Detached brick built garage**

Having up and over door, pitched tiled roof.

Paved path then leads to the front door of the property with lawn and shrub areas to side. The vendors informs us that the large grass area to the front and side of the property is owned and maintained by the local council. Gated side access then leads to the property's:

**Rear gardens**

Having paved patio area, lawn gardens with inset shrubs and bushes, outside cold tap and lighting point. The rear gardens are enclosed by fencing.

**AGENTS NOTE**

The vendor informs us that there is a charge approximately £30 per year which forms a contribution for the overall development.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been

tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND E**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**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).

**Referral fee disclaimer**

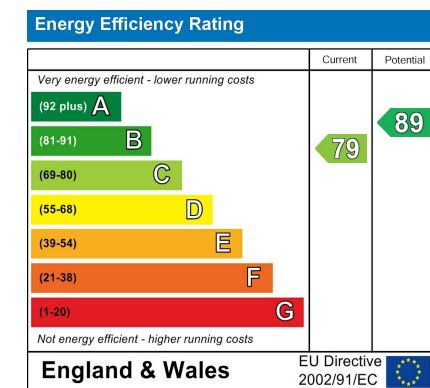
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

