



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

17 Radbrook House, 46 Stanhill Road, Shrewsbury SY3 6AL

£100,000 Region

To view this property please call us on **01743 236 800** Ref: T7523/SL/MU

A neatly kept and well presented, 2 bedroomed retirement apartment.

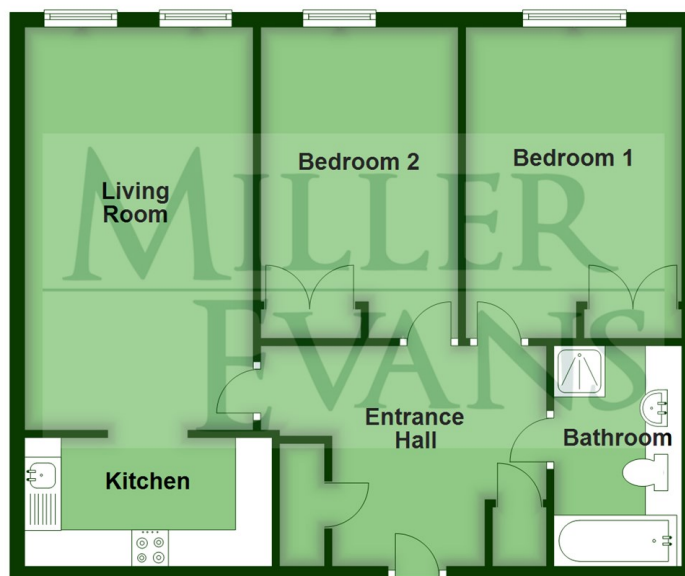
* Priced to Sell* This neatly kept and well presented, 2 bedroomed, first floor retirement apartment provides particularly spacious and well proportioned accommodation and briefly comprises : entrance hall with 2 large storage cupboards, living room, fully fitted kitchen, 2 double bedrooms both with fitted wardrobes and a modern bathroom. Neatly kept communal gardens and a resident's car park.

Radbrook House is a purpose built apartment complex for the over 65s and prides itself by offering an extensive range of facilities and care, including communal restaurants and living areas, a laundry area, subsidised meals served by a waitress, assisted living with a 5 day a week House Manager. The apartment also benefits from an emergency alarm system, double glazing and electric heating and a cleaner for 1 hour a week.



FLOOR PLANS

First Floor
Approx. 712.6 sq. feet



Total area: approx. 712.6 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

With 2 good sized storage cupboards.

LIVING ROOM

18'1" x 10'3" (5.51m x 3.13m)

With 2 windows to the side with a pleasant outlook.

Opening to :

KITCHEN

5'9" x 11'1" (1.76m x 3.38m)

Fully fitted modern kitchen with a range of matching wall and base units comprising of both cupboards and drawers with wood effect worktops over and tiled splash

Range of integrated appliances including a 4 ring hob with extractor over, double oven, washing machine and fridge

Tiled effect flooring.

BEDROOM 1

14'0" x 9'9" (4.26m x 2.96m)

Built in double wardrobe.

BEDROOM 2

14'0" x 8'10" (4.26m x 2.70m)

Built in double wardrobe.

BATHROOM

Fitted with modern suite comprising panelled bath

Walk in shower cubicle

Low flush wc

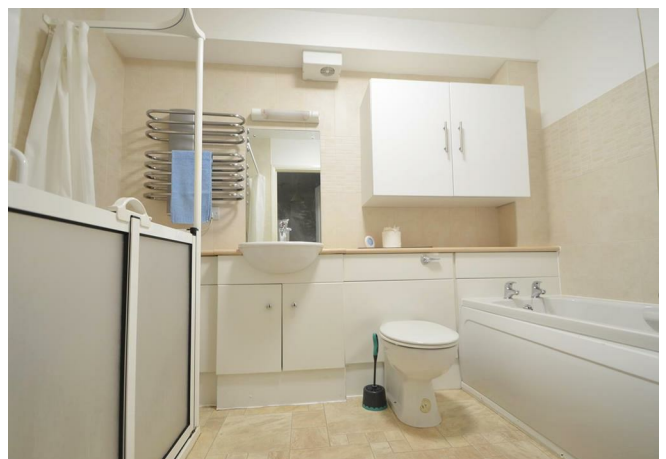
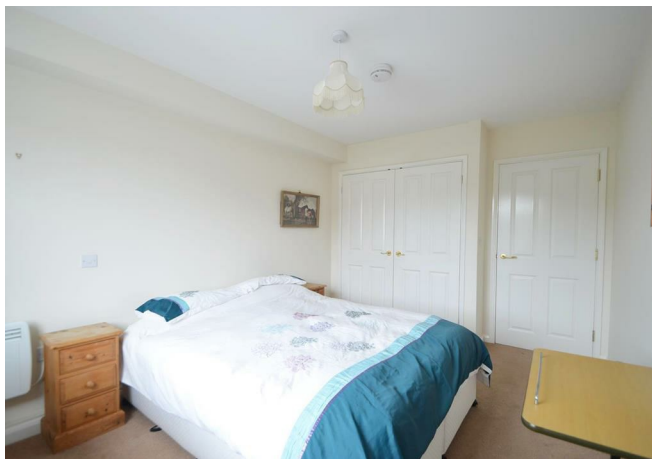
Wash hand basin set to a vanity unit with storage

Wall mounted heated towel rail

Further wall mounted storage cupboards
Tiled walls.

OUTSIDE THE PROPERTY

Neatly kept COMMUNAL GARDENS and a resident's communal car park.

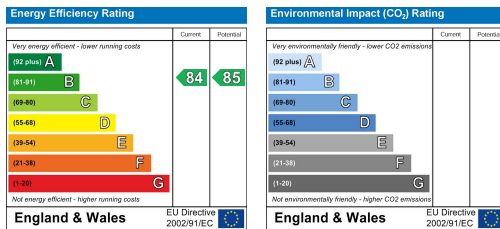


HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed over the Welsh Bridge to the Frankwell island taking the first exit onto Cophorne Road. Proceed for a short distance before turning left onto Pengwern Road. Proceed to the T junction and turn right onto Porthill and at the Radbrook island proceed straight over and continue to the mini-island taking the first exit left onto Bank Farm Road. Proceed for a further distance eventually turning right onto Stanhill Road, proceed to the T junction turning right where Radbrook House will be found straight ahead of you.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity and drainage are connected.

Council Tax Band B

TENURE

We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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