



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**16 Radbrook House, 46 Stanhill Road, Shrewsbury  
SY3 6AL**

**£195,000**

To view this property please call us on **01743 236 800** Ref: T7603/WM/MU

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# A superior, spacious and unique, well appointed leasehold ground floor retirement apartment with balcony, small enclosed garden, garage and parking space for two cars.

This unique and spacious, one bedroom, ground floor, Leasehold retirement apartment provides well proportioned accommodation with the benefit of a small enclosed garden, balcony, garage and a stairlift from the property to the main complex.

Radbrook House is an award winning development situated within close proximity to excellent amenities including shopping facilities, doctors and dental surgery, pharmacy together with a frequent bus service to Shrewsbury's town centre. In addition, Radbrook House provides a number of advantages together with an assisted living package for the over 65s, which includes a resident's lounge, restaurant and laundry, 24 hour emergency call system. Early inspection recommended.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Built in cloaks cupboard.

### SITTING ROOM / DINING ROOM

15'1" x 19'4" (4.59m x 5.90m)

A pleasant room with fitted book/display shelving  
Glazed French doors opening onto the Balcony.

### BALCONY

6'6" x 21'10" (1.97m x 6.65m)

Recently renovated balcony with ornamental balustrade and steps leading down to a secluded patio and garden

### KITCHEN

11'3" x 7'1" (3.42m x 2.17m)

Well appointed and fitted with a range of matching units with integrated appliances including a dishwasher.

### BEDROOM

13'8" x 11'6" (4.17m x 3.51m)

Window to front

Two recently fitted wooden wardrobes

## BATHROOM

Recently refurbished bathroom including newly fitted shower cubicle, flooring and grab rails.

Exceptionally well appointed with a modern white suite with panelled bath

Dressing surface with inset hand basin, WC with concealed flush

Large walk in shower enclosure.

## LARGE AIRING CUPBOARD

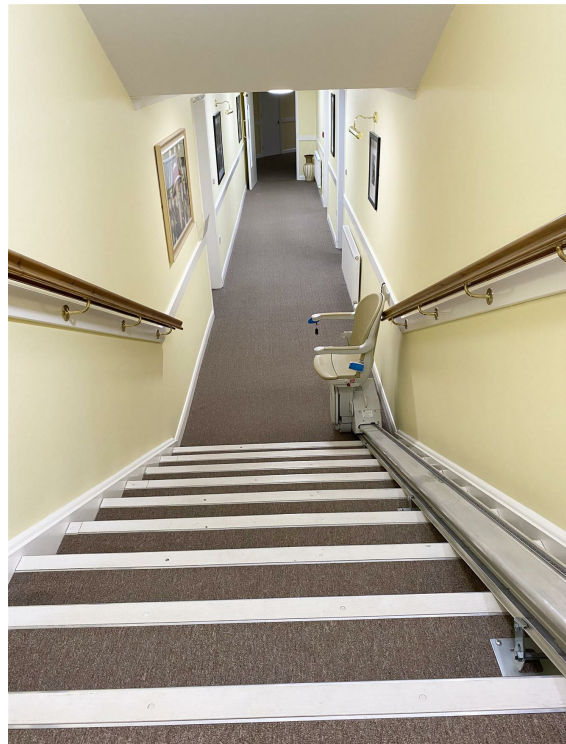
## OUTSIDE THE PROPERTY

### GARAGE

Up and over door.

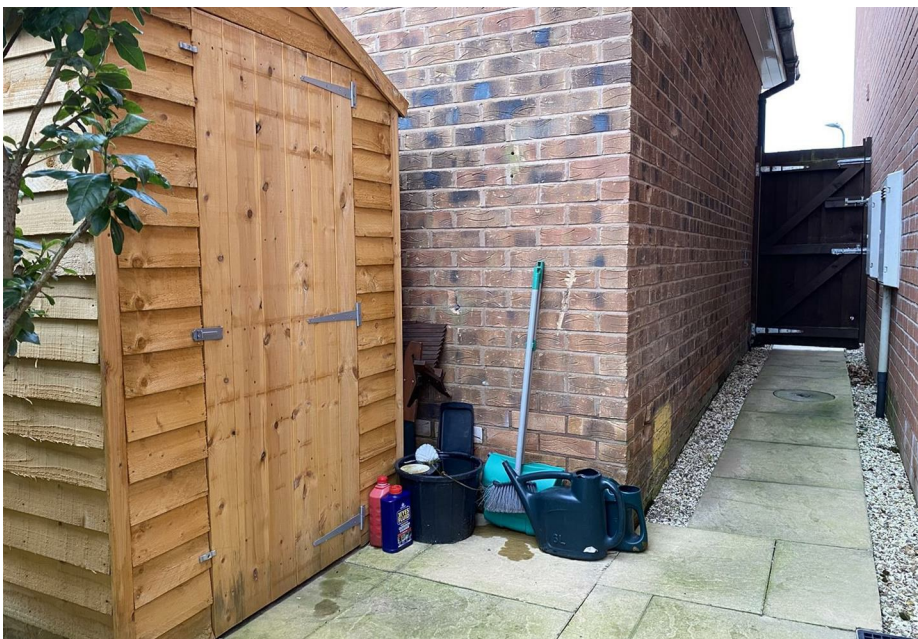
Newly installed security lights fitted to the front and rear of the property. Outdoor electric socket. Garden shed. Recently renovated low maintenance garden.

COMMUNAL GROUNDS and an additional parking area for friends and visitors.





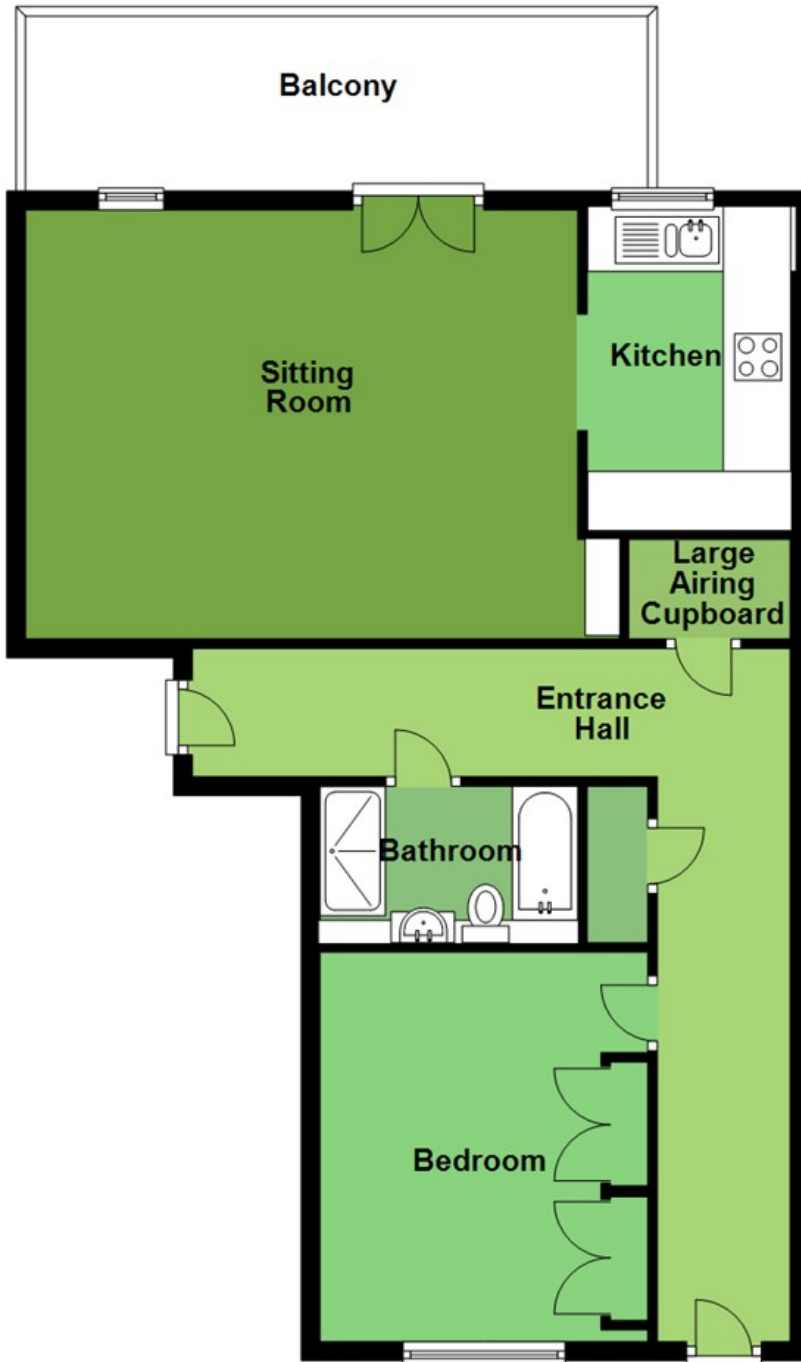




FLOOR PLANS ...

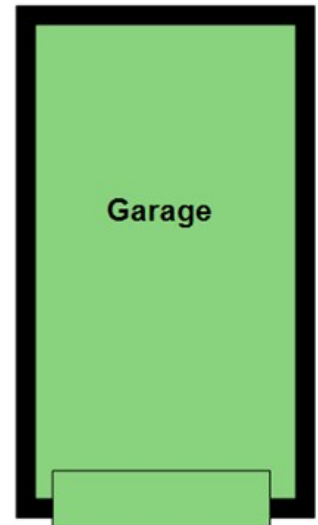
**Floor Plan**

Approx. 795.3 sq. feet



**Garage**

Approx. 152.2 sq. feet



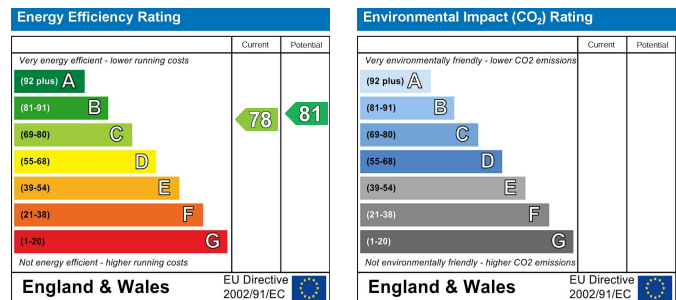
Total area: approx. 947.4 sq. feet

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

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island taking the first exit onto Cophorne Road. After a short distance, turn left onto Pengwern Road, and then right onto Porthill. Continue to the Porthill island taking the second exit onto Radbrook Road. Continue to the mini island turning left onto Bank Farm Road and proceed for a further distance eventually turning right onto Stanhill Road. Proceed to the top, 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

### 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

Council Tax Band: B

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:



The UK's number one property website

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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