



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

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

**£135,000 Region**

To view this property please call us on **01743 236 800** Ref: T7909/SL/KQ



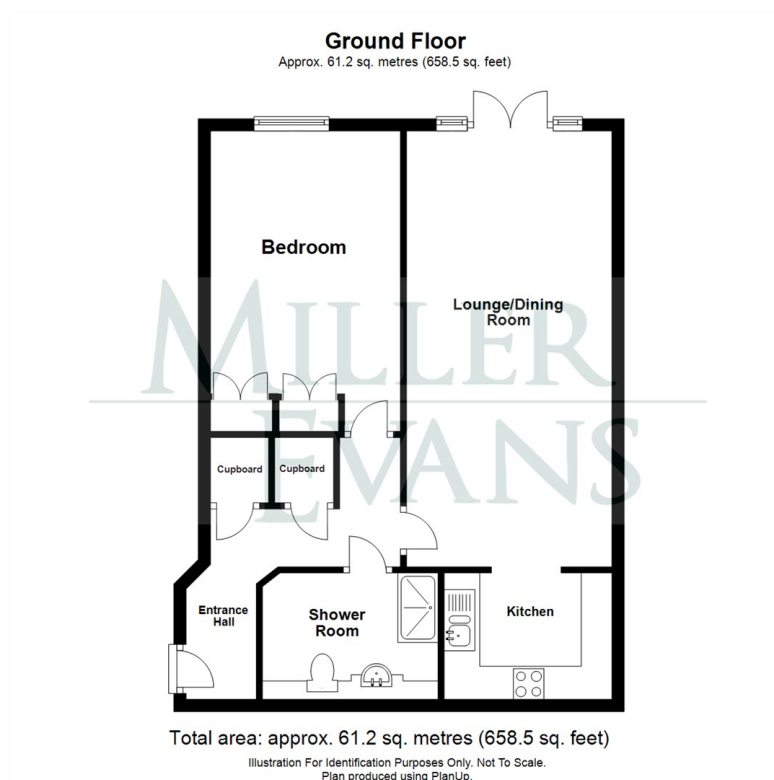
# A well presented and neatly appointed, one bedroom ground floor leasehold retirement apartment.

This ground floor retirement apartment occupies an enviable position in this award winning, assisted living, development, benefiting from its own self-contained double French doors allowing access to the communal parking area and gardens at the rear. The property is well equipped with rooms of pleasing dimensions and benefits from newly fitted carpets, electric storage heaters and double glazing.

The development is well placed within easy reach of excellent amenities including local shops, pharmacy, dentists, doctors and recreational facilities, together with a frequent bus service to the town centre. Radbrook House offers the advantage of assisted living with an attractive communal lounge and conservatory area, together with a spacious dining room, in which subsidised meals are served and a communal laundry.



## FLOOR PLANS



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## INSIDE THE PROPERTY

### ENTRANCE HALL

6'11" x 7'9" (2.11m x 2.35m)

Two built in store cupboards

### LOUNGE / DINING ROOM

23'4" x 11'0" (7.11m x 3.35m)

Glazed French doors to the communal garden and parking area.

### KITCHEN

6'4" x 9'0" (1.93m x 2.74m)

Neatly appointed and fitted with a range of matching wall and base units with integrated appliances

### BEDROOM

16'1" x 10'2" (4.90m x 3.10m)

Two built in wardrobes

Window overlooking the gardens

### SHOWER ROOM

6'9" x 9'5" (2.06m x 2.87m)

Well appointed with a large shower cubicle

Wash hand basin, wc

## OUTSIDE THE PROPERTY

Neatly kept communal gardens and seating areas.

Communal parking area

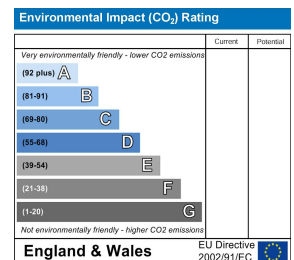
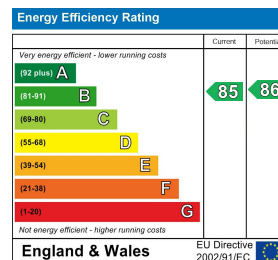


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Copthorne Road. Turn left into Porthill. At the Porthill Island, take the second exit onto Radbrook Road. Proceed for some distance to the second mini-island. Turn left into Bank Farm Road. Continue for a further distance, eventually turning right into Stanhill Road. Turn right at the top, where Radbrook House will be found straight ahead.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas 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:



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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