



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

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

**Offers In The Region Of  
£180,000**

To view this property please call us on **01743 236 800** Ref: T8038/WM/lrd

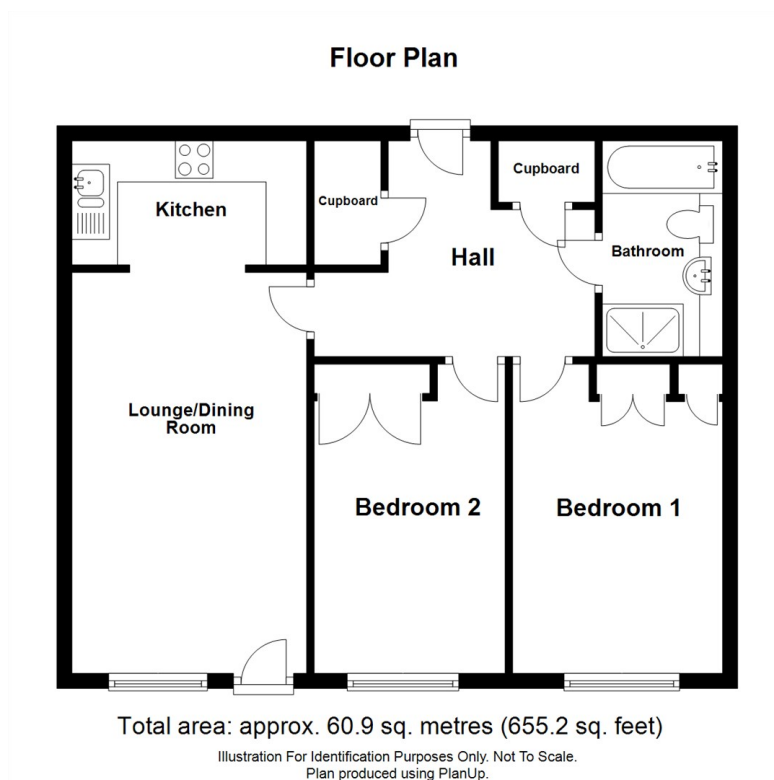
# A well presented and well proportioned 2 bedroom, leasehold, retirement apartment.

This spacious two bedroom apartment provides well proportioned accommodation throughout and is situated on the ground floor, in this award winning retirement development. The apartment has a personal alarm system with the advantage of assisted living with an attractive communal lounge and conservatory and an elegant and spacious dining room in which subsidised meals are served by a waitress. There is a good sized communal parking area and the apartment benefits from its own private front door, as well as an inner hallway to the communal areas. Individually thermostatically controlled electric heaters and double glazing.

The apartment is well placed within easy reach of excellent amenities including shops, pharmacy, dentists, doctors, recreational facilities and a frequent bus service to the town centre.



## FLOOR PLANS





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## INSIDE THE PROPERTY

### LOUNGE / DINING ROOM

17'6" x 10'3" (5.33m x 3.12m)

### KITCHEN

5'5" x 10'3" (1.65m x 3.12m)

Neatly fitted kitchen with a range of matching wall and base units with integrated appliances and tiled splash back.

### INNER HALLWAY

Large storage cupboard and airing cupboard

### BEDROOM 1

13'6" x 9'2" (4.11m x 2.79m)

With built in storage cupboards

### BEDROOM 2

13'6" x 8'4" (4.11m x 2.54m)

With built in storage cupboard

### BATHROOM

8'8" x 5'3" (2.64m x 1.60m)

Large walk-in shower

Panelled bath

Inset wash hand basin and vanity cupboards under

WC with concealed flush

## OUTSIDE THE PROPERTY

Communal parking area and small communal garden with sitting areas.

### ADDITIONAL BENEFITS

Residents lounge and dining room, sitting and conservatory area. Free laundry with washing machines and tumble dryers, hair dressing salon facility, wheelchair/scooter storage with charging points. Lifts to all floors. A visitors bedroom can be booked for a small charge.

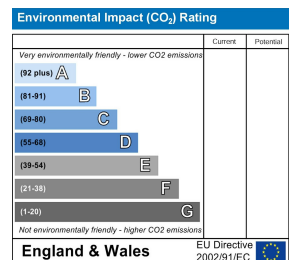
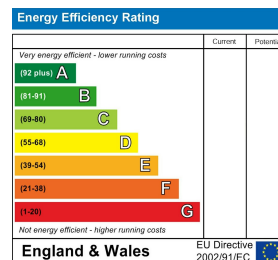


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Cophorne Road. Continue to the island, turning left into Shelton Road. At the next island, take the 3rd exit into Radbrook Road. Continue to the second mini-island and turn left into Bank Farm Road. After some distance turn right into Stanhill Road. Turn right at the top, where Radbrook House will be found on the left hand side.



## 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: C

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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