



SAMUEL WOOD

15 Torrin Drive, Radbrook, Shrewsbury, Shropshire, SY3 6AW

Offers In The Region Of £197,000



Nestled in a peaceful Radbrook cul-de-sac, this beautifully presented one-bedroom home offers stylish, move in ready living ideal for first time buyers, downsizers or those seeking a Shrewsbury base. Light and well proportioned, the home features a contemporary refitted kitchen, a chic modern bathroom, and a bright living room opening into a lovely conservatory. The conservatory flows directly to a enclosed garden, perfect for relaxing or entertaining. Additional benefits include gas central heating, double glazing and an allocated parking space. Located in one of Shrewsbury's most popular areas, with excellent local amenities, green spaces and convenient transport links, this home offers comfort, style and practicality.

- Stylish One Bedroom Home in Radbrook
- Modern Refitted Kitchen with Appliances
- Bright Living Room with French Doors
- Spacious Conservatory for Year Round Use
- Private Enclosed Garden for Relaxation
- Contemporary Bathroom with Quality Finishes
- Gas Central Heating & Double Glazing
- Allocated Parking Space Nearby
- Quiet Cul-De-Sac Near Amenities
- EPC Rating C

This charming one bedroom home has been upgraded throughout, ensuring every space feels fresh, bright and welcoming.

The living room opens seamlessly into a generous conservatory, creating an airy, versatile space that works equally well as a dining area, reading nook or year-round garden room. The contemporary kitchen features integrated appliances and sleek finishes, while the bedroom provides a peaceful retreat.

Outside, the enclosed garden offers a tranquil setting for alfresco dining. With allocated parking and proximity to local amenities, it is the perfect low maintenance home.

### Services at the property

We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 8 Mbps, Superfast 80 Mbps & Ultrafast 10000 Mbps

\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low.

### Local Authority

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

Council Tax Band: A

### Tenure

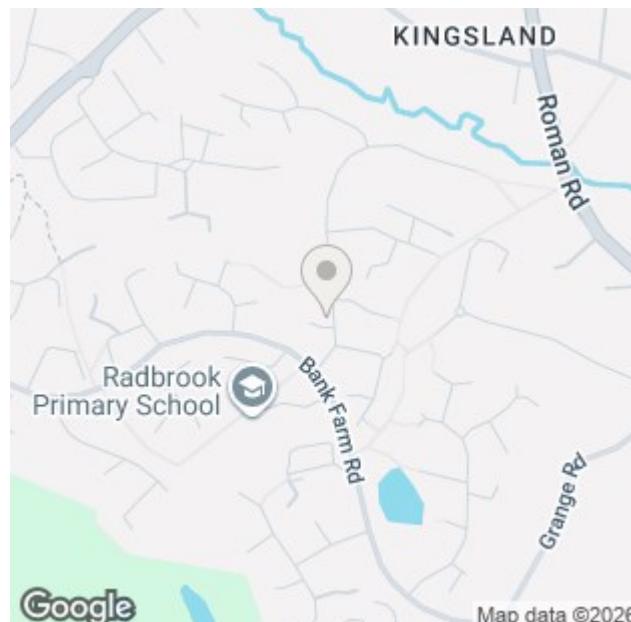
We understand the tenure is Freehold.

### Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

### Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



## Floor Plans



**TOTAL FLOOR AREA : 570 sq.ft. (52.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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