MILLER EVANS

SHREWSBURY'S ESTATE AGENT

34 Radbrook House, Stanhill Road, Shrewsbury, SY3 6AL

£60,000 Offers In The Region Of

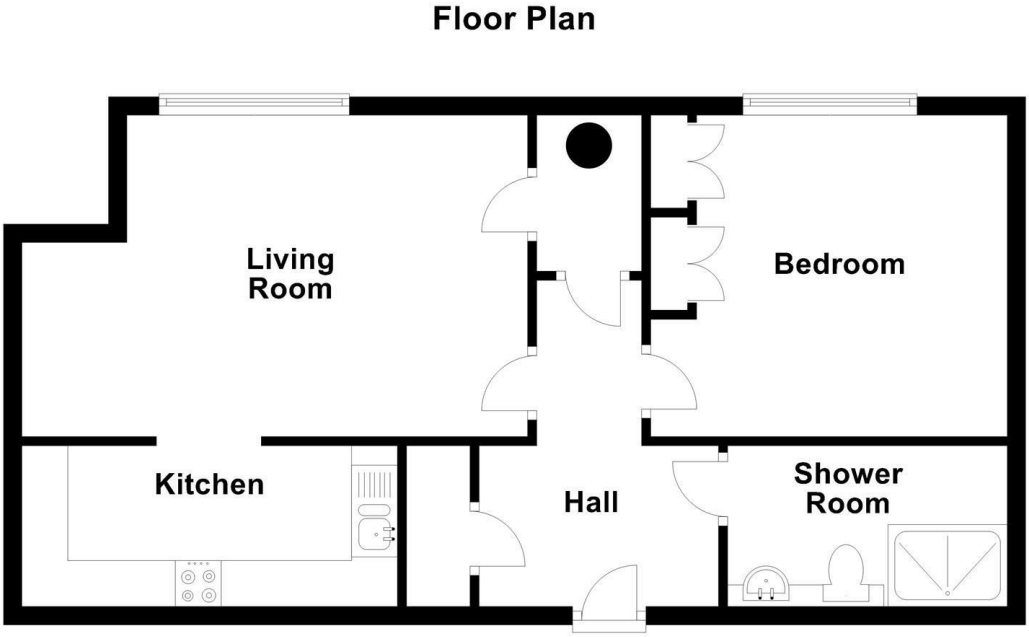
To view this property please call us on **01743 236 800** Ref: T7519/SL/KQ

A neatly kept and well presented, modern, one bedroom leasehold retirement apartment.

This spacious one bedroom leasehold apartment provides well proportioned accommodation and is situated on the second floor of 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, 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 has the benefit of individually thermostatically controlled electric panel 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



Total area: approx. 602.2 sq. feet

INSIDE THE PROPERTY

ENTRANCE HALL
Large built in cloaks cupboard
Large built in linen store

LIVING ROOM / DINING ROOM
11'6" x 18'1" (3.50m x 5.51m)

KITCHEN
5'9" x 13'5" (1.75m x 4.09m)
Neatly appointed and fitted with a range of matching modern units with dishwasher

BEDROOM
11'6" x 12'9" (3.51m x 3.89m)
Range of built in wardrobes

SHOWER ROOM
Walk in shower cubicle
Dressing surface with hand basin, wc

OUTSIDE THE PROPERTY

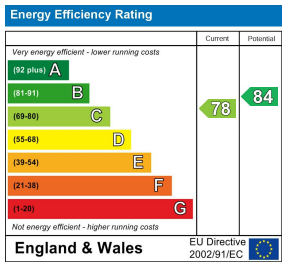
Communal parking area. Communal gardens with seating areas.

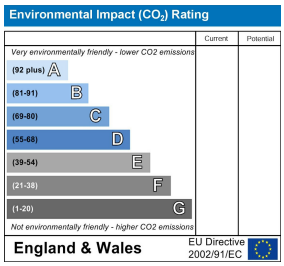
Additional Benefits: Residents lounge and dining room, sitting and conservatory area. Free laundry with washing machines and tumble dryers. Hair dressing salon. Wheelchair/scooter storage with charging points. Lift access to all floors.
A visitor/guest bedroom can be reserved for a reasonable charge.

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 Copthorne 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: 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: OnTheMarket.com rightmove.co.uk The UK's number one property website

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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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www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones