MILLER EVANS

SHREWSBURY'S ESTATE AGENT

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

£30,000 Guide Price

To view this property please call us on **01743 236 800** Ref: T7882/SL/KQ

A modern, neatly kept, one bedroom leasehold retirement apartment, situated on the top floor of this purpose built development.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

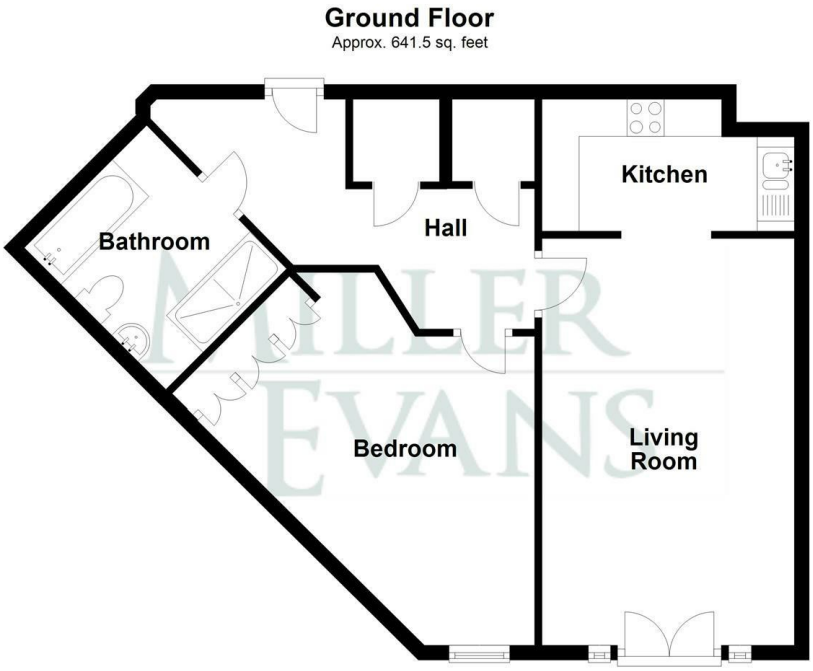
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional

This one bedroom leasehold apartment provides spacious accommodation and is situated on the top 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 communal gardens.

Radbrook House is well placed within easy reach of excellent amenities including local shops, , frequent bus service to the town centre and within easy M54 link to the West Midlands.

FLOOR PLANS



Total area: approx. 641.5 sq. feet

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

INSIDE THE PROPERTY

Neatly kept communal entrance
Lift access to the top floor.
Entrance door to:

ENTRANCE HALL
Two store cupboards

LIVING ROOM / DINING ROOM
18'0" x 11'2" (5.49m x 3.40m)
A pleasant room with French doors with Juliet balcony enjoying far reaching views.
Opening to:

KITCHEN
5'10" x 11'2" (1.78m x 3.40m)
Neatly appointed with a range of modern units with Integrated appliances

BEDROOM
13'10" x 5'0" (4.21m x 1.52m)
Window to the front
Built in wardrobes

BATHROOM
Panelled bath
Walk in shower cubicle
Wash hand basin, wc

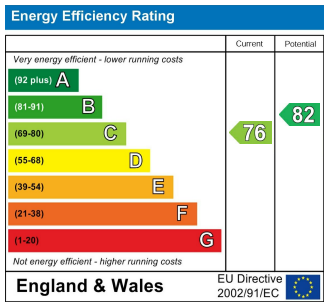
OUTSIDE THE PROPERTY

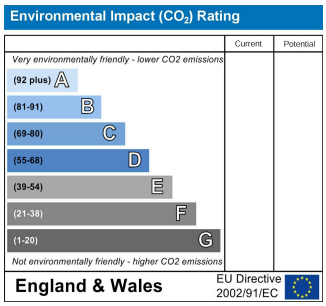
Communal parking area. Communal gardens with seating areas.

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.





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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Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700

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

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