



## 12 Stanhill Road, Radbrook, Shrewsbury, Shropshire, SY3 6AL

### Offers in the Region Of £325,000

A tasteful kitchen extension provides exceptional living space within this detached 3 bedroom house. Accommodation provides: Hall, Living Room, Extended Kitchen/Sitting/Dining Room with part vaulted ceiling, Utility, WC, Large Store. Upstairs there are 3 Bedrooms and Bathroom. GCH, DG, Driveway. Enclosed rear garden. Close to well renowned schools and a range of shops and amenities.



## **12 Stanhill Road, Radbrook, Shrewsbury, Shropshire, SY3 6AL**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### **Accommodation comprises**

Canopied Entrance Porch, double glazed entrance door with side screen.

### **Entrance Hall**

Double radiator, wood effect laminate flooring, staircase leads to First Floor Landing.

### **Living Room**

Ornamental fire place with exposed brickwork, 2 radiators, walk in double glazed bay window to the front.

### **Superb Extended Kitchen/Sitting/Dining Room**

Wooden flooring, part vaulted ceiling, double glazed skylights provide excellent natural lighting, double glazed French doors and window overlooking rear garden. The Kitchen Area is extremely well fitted with a range of integrated appliances, including electric double oven, 5 ring hob with filter hood above, fridge, freezer and dishwasher. There is a matching peninsular breakfast bar with drawers beneath. Tiled surround to work areas, inset white enamel 1 1/2 bowl sink unit, 2 radiators and understairs cupboard.

### **Utility Room**

Fitted with laminated work surface with tiled splash, eye level wall cabinet, space for appliances, wooden flooring and radiator. Door to Store Room, double glazed door to rear garden.

### **Cloakroom/WC**

Fitted with white 2 piece suite including wash basin and WC, wooden flooring, extractor and heated towel rail.

### **Store Room**

Power and lighting points, wall mounted gas central heating boiler.

### **First Floor Landing**

Double glazed window to the side, built in storage cupboard with shelving and access to roof space.

### **Bedroom 1**

Radiator, 2 double glazed windows to the front, folding doors to built in double wardrobe.

### **Bedroom 2**

Radiator, folding doors to built in wardrobe, double glazed window to the rear.

### **Bedroom 3**

Radiator, double glazed window to the front.

### **Bathroom**

Tiled flooring, contemporary white suite including bath with shower unit over, wash basin and WC, radiator, extractor and double glazed window to the rear.

### **Outside - Front**

The property is approached over a driveway. The front garden is laid to lawn with shrub beds to one corner. Gated access to the side and rear.

### **Rear Garden**

A private rear garden laid extensively to lawn with shrub bed to one corner and border to one side. Useful timber shed and the garden is enclosed by timber fencing.

### **Services**

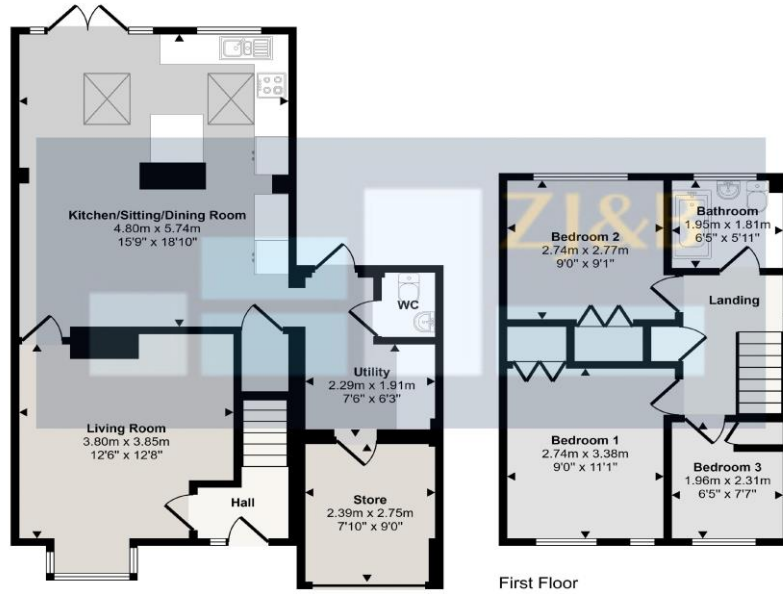
We understand that mains water, drainage, electricity and gas are connected to the property.

### **Council Tax Band C**

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

Approx Gross Internal Area  
100 sq m / 1075 sq ft



Ground Floor  
Approx 65 sq m / 701 sq ft

First Floor  
Approx 35 sq m / 374 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## FLOOR PLANS FOR GUIDANCE ONLY



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English | [Cymraeg](#)

## Energy performance certificate (EPC)

12 STAMMILL ROAD SHREWSBURY SY3 6AL	Energy rating <b>D</b>	Valid until 3 May 2031 Certificate number 6639-6225-2000-4264-6206
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Property type: Detached house  
Total floor area: 99 square metres

### Rules on letting this property

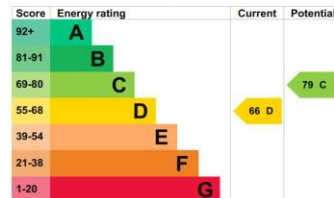
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) ([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/620000/landlord-guidance.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/620000/landlord-guidance.pdf)).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### Breakdown of property's energy performance

### Features in this property



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**