



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

Offers Over £350,000

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.



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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.

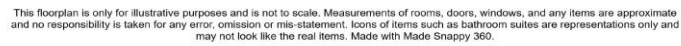
Services

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**



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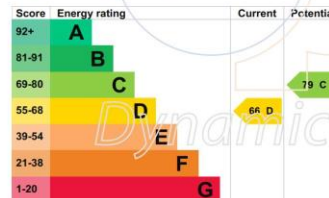
DynamicPDF Rasterizer v2.0 evaluation. (www.DynamicPDF.com)

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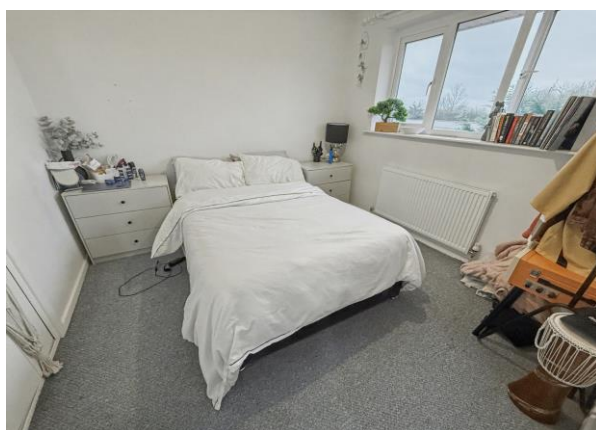
12 STANHILL ROAD SHREWSBURY SY3 6AL	Energy rating D	Valid until 3 May 2031
	Certificate Details	6639-6025-2000-6364-6206

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/sustainable-estate-estate-related-occupancy-minimum-energy-efficiency-standard-landlord-guidance>).

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



Features in this property



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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