



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.



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.

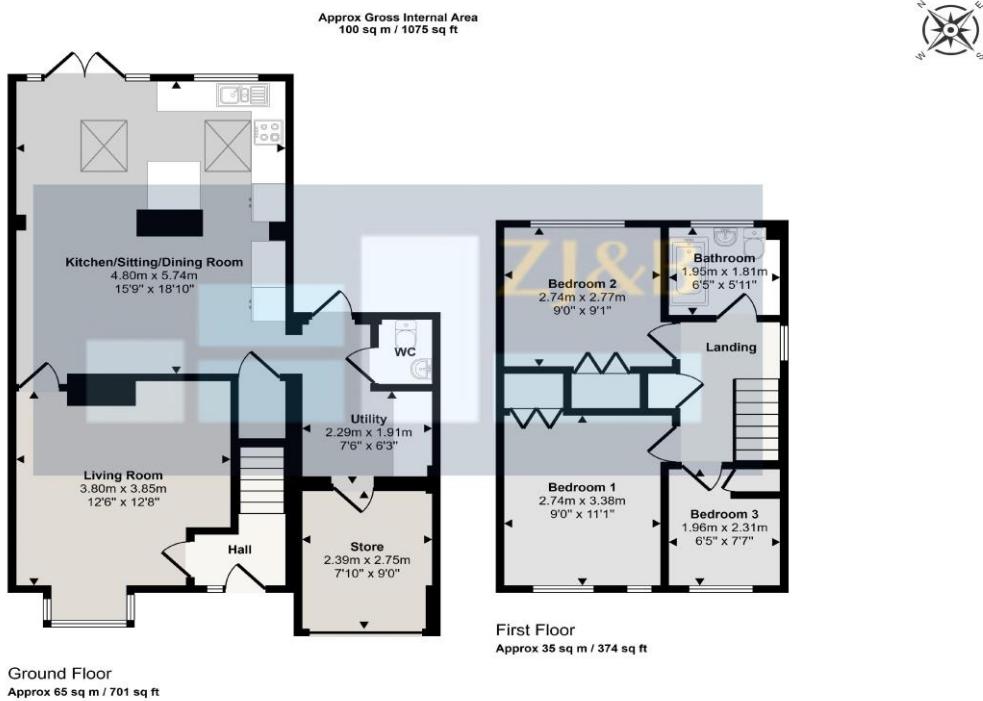
Services

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**



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



This is a copy of the title plan on 9 FEB 2020 at 09:29:23. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.
This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to apply to the HM Land Registry to register it if or when it is issued by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and stated accuracy of the plan images. The quality and accuracy of any print will depend on your printer, your computer monitor and the settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to discretions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Telford Office.

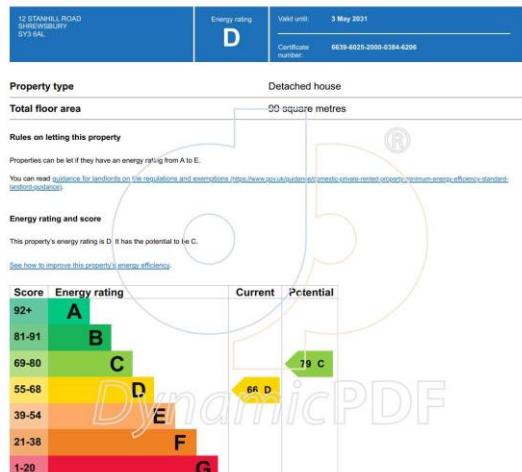
© Crown Copyright. Produced by HM Land Registry. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey.

License Number AD0000021963.

DynamicPDF® Renderer v2.0 evaluation, www.DynamicPDF.com

English | [Cymraeg](#)

Energy performance certificate (EPC)





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