



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**14 Radbrook House, 46 Stanhill Road, Shrewsbury,
SY3 6AL**

**Offers in the Region of
£170,000**

To view this property please call us on **01743 236 800** Ref: T8070/SL/KQ

A spacious and well planned apartment, thoughtfully designed and situated on the approach level of this award winning retirement development.

A bright and accessible approach level retirement apartment, thoughtfully designed for ease of movement and every day comfort. The apartment is entered directly at the approach level, meaning no steps, ramps or lift access are required. The accommodation benefits from electric night storage heating and double glazing.

Residents benefit from the convenience and security of a retirement community, with a communal lounge, subsidised restaurant and emergency all systems, whilst still enjoying the independence and privacy of their own home.

The development 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



INSIDE THE PROPERTY

SPACIOUS ENTRANCE HALL

Large built in store cupboard with shelving
Further built in cloaks cupboard with shelving
Cupboard housing hot water cylinder and slatted shelving

LIVING ROOM / DINING ROOM

18'0" x 12'1" (5.49m x 3.68m)
A pleasant room with glazed French doors to Juliette Balcony overlooking the rear communal garden
Opening to:

KITCHEN

12'0" x 5'9" (3.66m x 1.75m)
Neatly appointed and fitted with a range of matching modern units with integrated appliances

BEDROOM 1

15'7" (max) x 11'5" (4.75m (max) x 3.48m)
Range of built in wardrobes extending the width of one wall
Window overlooking the rear communal garden



BEDROOM 2

13'10" x 10'4" (average) (4.22m x 3.15m (average))
Range of built in wardrobes
Window overlooking the communal garden

BATHROOM

Modern panelled bath
Inset hand basin with vanity cupboards under, wc
Large walk in shower with direct mixer shower

OUTSIDE THE PROPERTY

Communal parking area and small communal garden with sitting areas.



HOW TO FIND THIS PROPERTY

The development 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 and drainage are connected.

TENURE

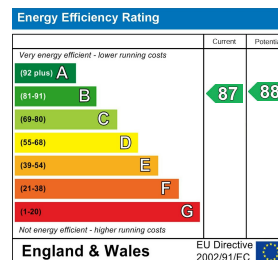
We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: C

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:



Residential Sales & Lettings
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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