



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

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

**£68,000 Region**

To view this property please call us on **01743 236 800** Ref: T7468/SL/KQ

# A neatly kept and well presented, spacious, modern, one bedroom leasehold retirement apartment.

This spacious one bedroom apartment provides well proportioned accommodation throughout and is situated on the first floor, in 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 and an elegant and spacious dining room in which subsidised meals are served by a waitress. There is a good sized communal parking area and the apartment has the benefit of individually thermostatically controlled electric heaters and double glazing.

The apartment 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

**Floor Plan**  
Approx. 636.8 sq. feet



Total area: approx. 636.8 sq. feet

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

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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LOUNGE / DINING ROOM

17'7" x 12'0" (5.36m x 3.66m)

### KITCHEN

6'3" x 8'11" (1.91m x 2.72m)

Neatly appointed and fitted with a range of modern units with integrated appliances

### BEDROOM

13'4" x 12'0" (4.06m x 3.66m)

### LARGE SHOWER ROOM

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 dryer, hair dressing salon, wheelchair/scooter storage with charging points.

List to all floors.

A visitors bedroom can be booked for a small 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 Cophorne 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: 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.

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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**Members of:** National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

**Partners:** David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

**Associates:** Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### 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.