

6 HEADMASTERS ROW

SHREWSBURY | SHROPSHIRE | SY3 9DT

Halls 1845



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Close to amenities.

A CONTEMPORARY FAMILY HOME, BEAUTIFULLY APPOINTED THROUGHOUT, OFFERING SUPERB ACCOMMODATION OVER THREE FLOORS, LANDSCAPED GARDENS AND PARKING.

Highly desirable Radbrook Village location
Superb open-plan kitchen/dining/family room
Principal bedroom suite with en-suite facilities
Beautifully landscaped south-easterly facing gardens
Integral garage with electric roller shutter doors at both ends

Shrewsbury Office
2 Barker Street, Shrewsbury, Shropshire,
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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3words - ///leave.lease.fame

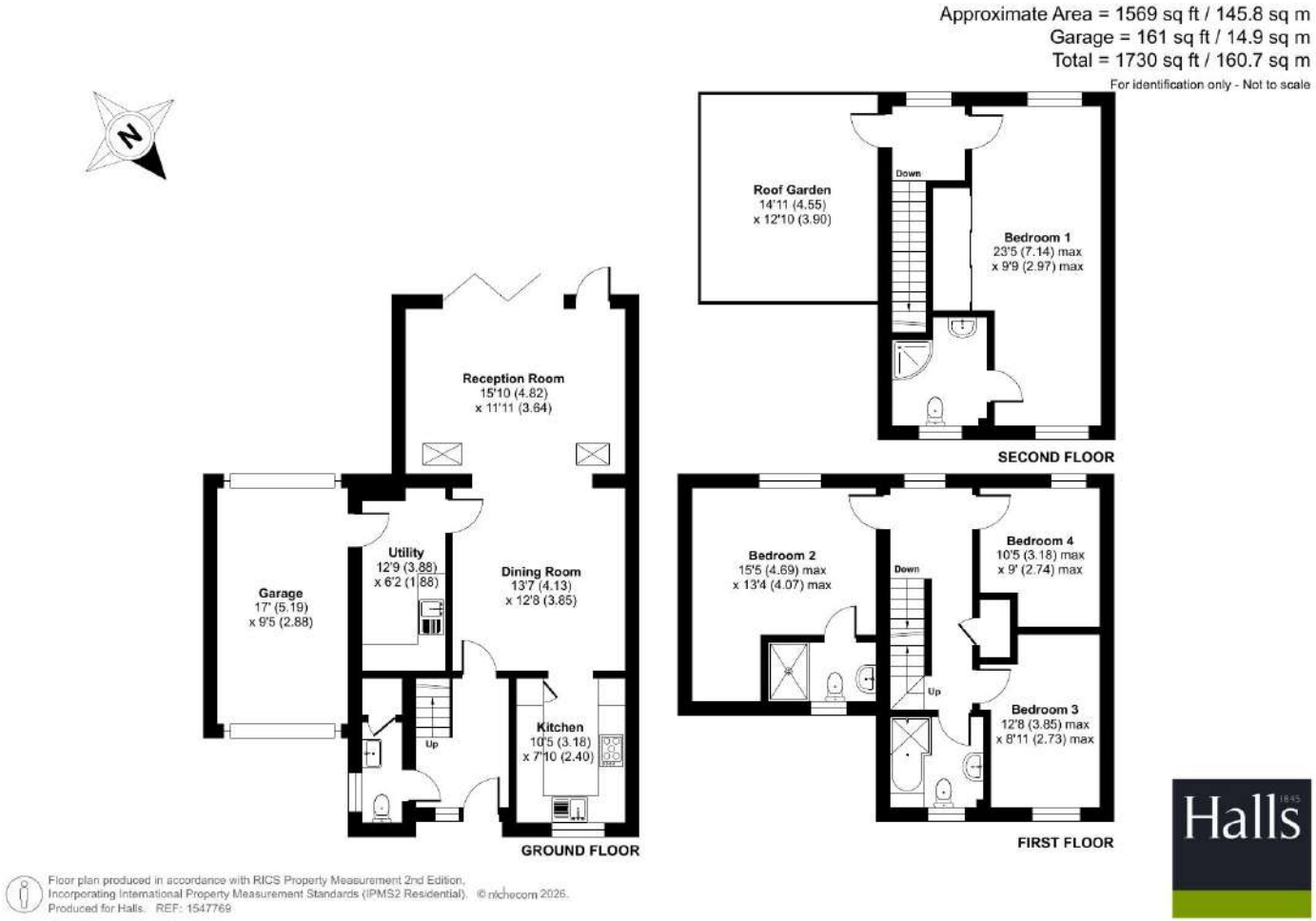
From Shrewsbury town centre, proceed over the Welsh Bridge heading into Frankwell, taking the left turn onto Copthorne Road. Take the left turn onto Pengwern Road and continue to the next junction, turning right onto Porthill Road. At the roundabout, proceed straight across onto Radbrook Road. After a short distance and at the mini roundabout take the left turn into Radbrook village. Proceed along Lady Herbert Way and turn left imnto Headmasters Row, the property will be found on the right hand side.

SITUATION

6 Headmasters Row occupies an enviable position within the highly regarded Radbrook Village development, one of Shrewsbury's most popular contemporary residential locations. The development is particularly well placed for a good selection of everyday amenities, including local shops, a medical practice and regular bus services, whilst remaining within easy reach of Shrewsbury town centre.

The property is particularly well positioned for an excellent selection of schooling, including Shrewsbury School, Shrewsbury High School for Girls and Shrewsbury Sixth Form College. There are also a number of highly regarded state schools nearby, including Woodfield Primary School, St George's Primary School and The Priory School.

Shrewsbury itself is a beautiful and historic county town, offering an excellent range of independent shops, cafes, bars, restaurants and everyday amenities, together with its wonderful selection of historic buildings and attractions. The picturesque Quarry Park and riverside walks along the banks of the River Severn provide particularly attractive recreational space.



PROPERTY

6 Headmasters Row is an incredibly impressive and particularly well-appointed contemporary family home, offering superbly proportioned accommodation arranged over three floors. Occupying an enviable position on the ever-popular Radbrook Village development, the property has been thoughtfully designed to provide modern, versatile family living, with an exceptional kitchen/ dining/family room forming the real hub of the home.

The ground floor accommodation is particularly impressive, centred around the most wonderful open-plan kitchen/dining/family room. This superb space enjoys an abundance of natural light courtesy of extensive ceiling-to-floor glazing, with bi-fold doors opening directly onto the south-easterly facing rear gardens, creating a seamless connection between













the inside and outside. The kitchen is beautifully appointed and provides an excellent arrangement of storage and preparation space, with ample room for dining and informal family living. There is also a particularly useful utility room with access to the integral garage, together with a separate guest WC.

The upper floors continue to impress, with four well-proportioned bedrooms arranged over two levels. The principal bedroom occupies the top floor and provides a wonderful private retreat, complete with en-suite facilities and access to an impressive dual-aspect roof terrace. The guest bedroom also benefits from en-suite facilities, whilst two further bedrooms are served by a family bathroom.

OUTSIDE

The outside space is a particularly attractive feature of the property, with beautifully landscaped south-easterly facing gardens providing a wonderful setting for relaxation and entertaining. Immediately adjoining the property is a generous paved patio, complemented by a timber pergola with a fitted shade attachment, providing an ideal space for al fresco dining during the summer months. The gardens have been thoughtfully planted with a variety of mature shrubs, vines and established planting, together with a lovely wildlife pond with a water feature and an additional seating area, creating a private and particularly appealing outdoor environment. There is also a garden shed and greenhouse.

To the front, the property enjoys a pleasant outlook and benefits from private driveway parking, an additional allocated parking space and access to the integral garage. The garage is particularly useful, with electric roller shutter doors at both ends providing excellent access and practicality. There is also additional guest parking available within the development.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - F



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.





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