



23 Ryelands, Radbrook, Shrewsbury, SY3 9BZ

4 bedroom detached house — £495,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

This immaculately presented detached family home is located in a lovely setting with a beautifully landscaped garden, whilst being conveniently located in a quiet and popular area, close to good schools and just a mile from the town centre.

KEY FEATURES

- Entrance hall with cloakroom and full-length window to front.
- Living room which has a feature open fireplace, bay window to front and access to the dining room.
- Dining room with door to kitchen and sliding glazed doors opening onto the sizable conservatory which provides access to the rear garden.
- The kitchen has a window overlooking the garden and a range of fitted units along with tiled flooring and a door to the garage. There is also access to the adjoining breakfast room which in turn has a door that connects the entrance hall.
- Staircase from hall to the first-floor landing, where there are 4 bedrooms and a family bathroom. The main bedroom also has an ensuite shower room.
- Replacement double glazed windows and gas fired central heating.
- Block paved driveway providing parking for 2 cars and access to the double length garage with a utility area at the rear. There is also a door to the garden and what could be a separate home office/garden room.
- Very attractive rear garden which has been thoughtfully landscaped to lawn with established beds and borders, as well as a paved sun terrace.
- Exclusive cul de sac setting, just 1 mile from both the bypass and town centre. The property is also close to excellent schools, the Royal Shrewsbury hospital and Radbrook Green shopping complex.

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666

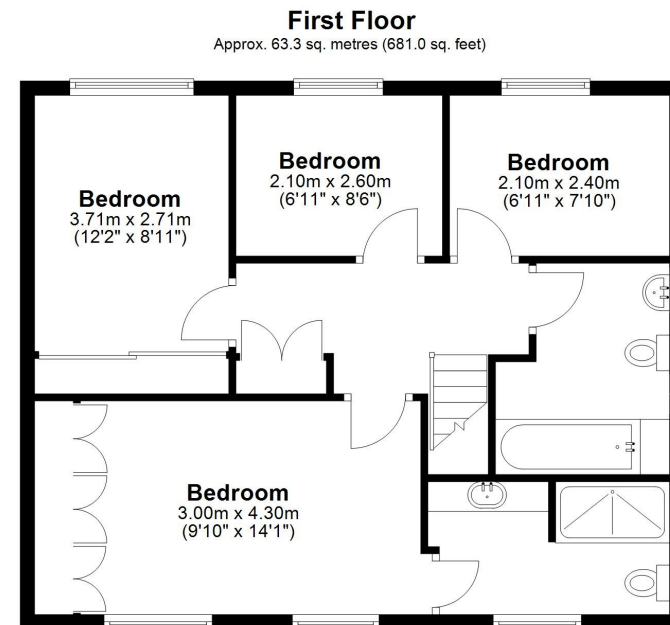
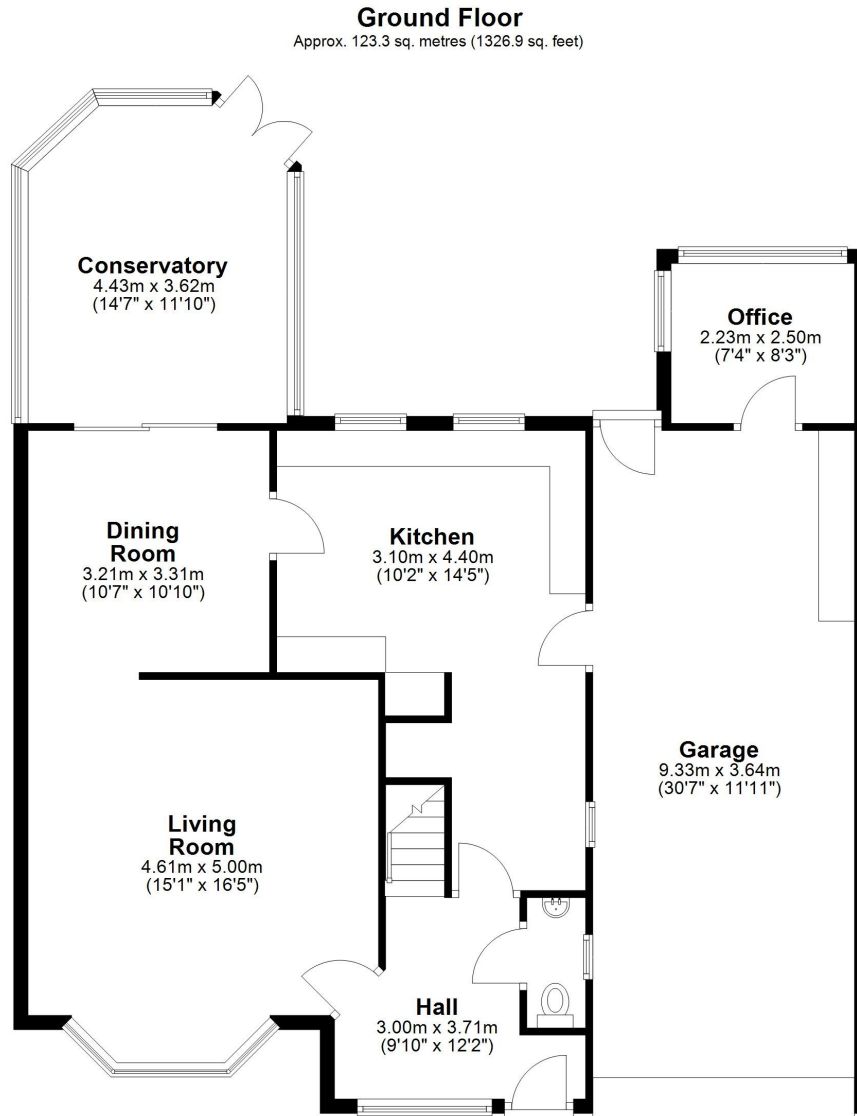


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Total area: approx. 186.5 sq. metres (2007.9 sq. feet)







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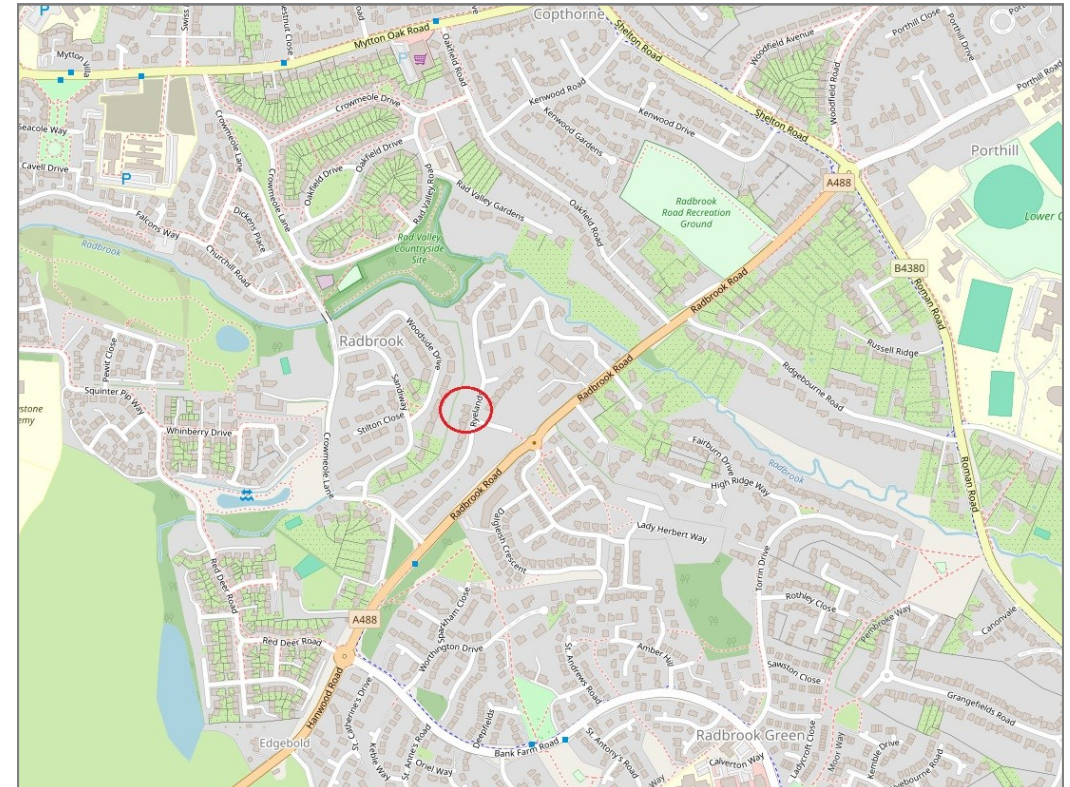
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band C
Services	All mains services are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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Your home may be repossessed if you do not keep up repayments on your mortgage.

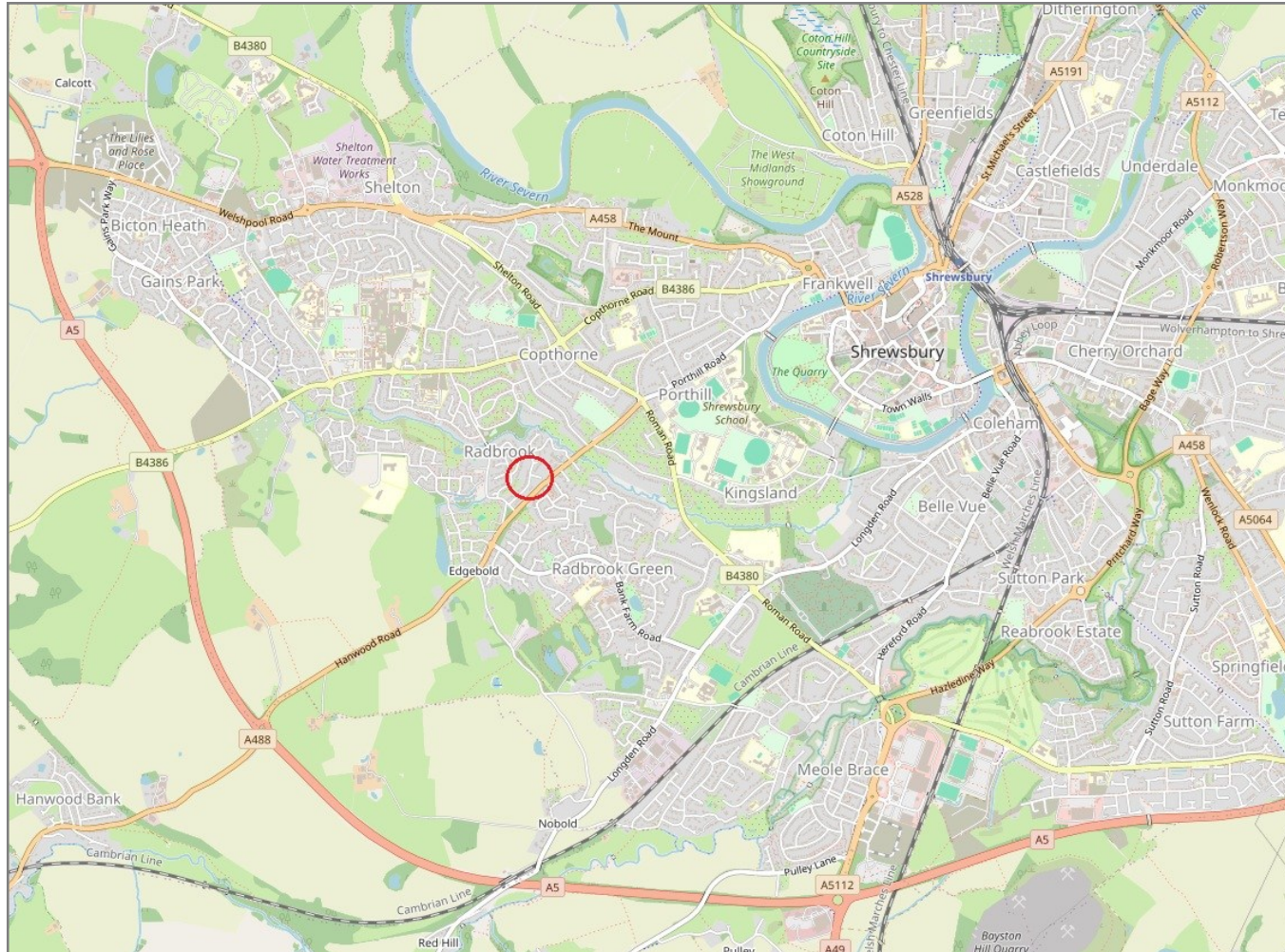
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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