



**5 Radbrook Road, Porthill,
Shrewsbury, Shropshire, SY3 9BB**

Offers in excess of £700,000

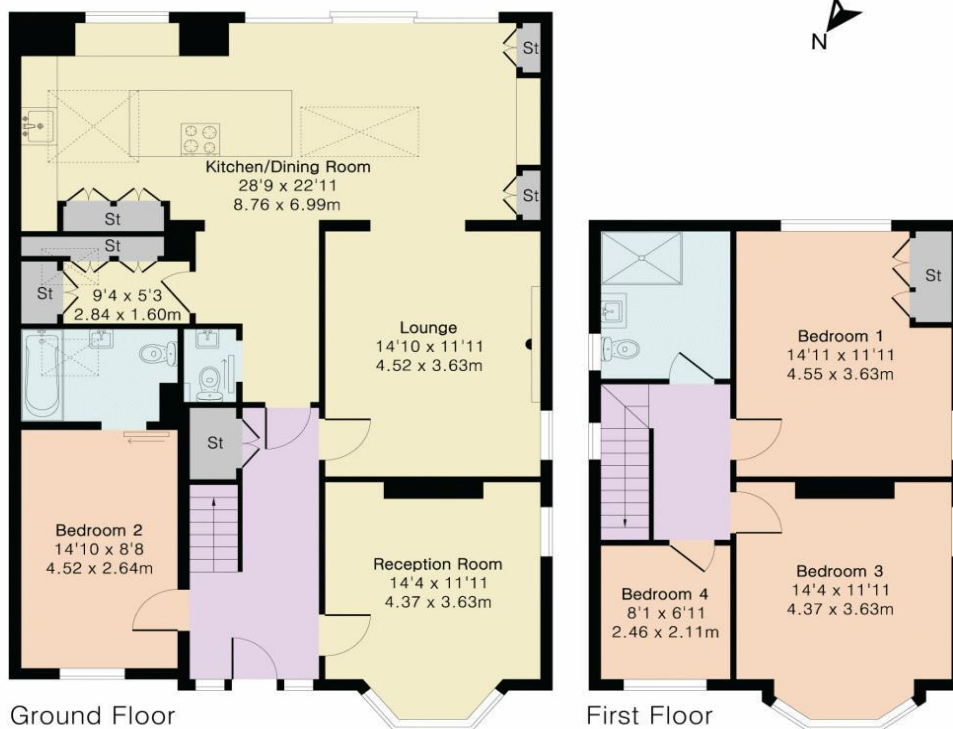


Beautifully refurbished and extended, this 4-bedroom detached home is located in the highly sought-after area of Porthill, with the Quarry Park, Boat House, Theatre Severn, and the town centre - with its fantastic selection of restaurants, coffee houses, and unique shops on the doorstep. The property has been renovated to an extremely high standard, featuring a superb extension with solid wood flooring, providing a stunning Kitchen/Breakfast Room with large bespoke sliding doors, Fired Earth tiles, Summerhouse kitchen units, Dekton worktops, Lusso marble sinks, and a brass Quooker hot tap. There are two comfortable sitting rooms a Cloakroom/WC, and a useful utility room, as well as a generous ground-floor bedroom with En-suite. The first floor comprises three beautiful bedrooms and a family bathroom. The property has been completely rewired, with plumbing extended into the loft, providing further potential to create an additional bedroom with bathroom. Outside, there is a generous driveway providing ample parking and a fabulous south-east-facing rear garden with two patio areas for enjoying the sunshine. Viewing is highly recommended to fully appreciate this beautiful home.

Approximate Gross Internal Area 1690 sq ft - 157 sq m

Ground Floor Area 1148 sq ft – 107 sq m

First Floor Area 542 sq ft – 50 sq m



FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)

5 RADBROOK ROAD SHREWSBURY SY3 1BB	Energy rating D	Valid until: 20 July 2031
		Certificate number: 2452-0121-8010-9125-6333

Property type	Detached house
Total floor area	130 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Council Tax Band E

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.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

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 could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

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