



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Radbrook House, Stanhill Road, Shrewsbury, SY3 6AL

Offers in the Region of  
£115,000

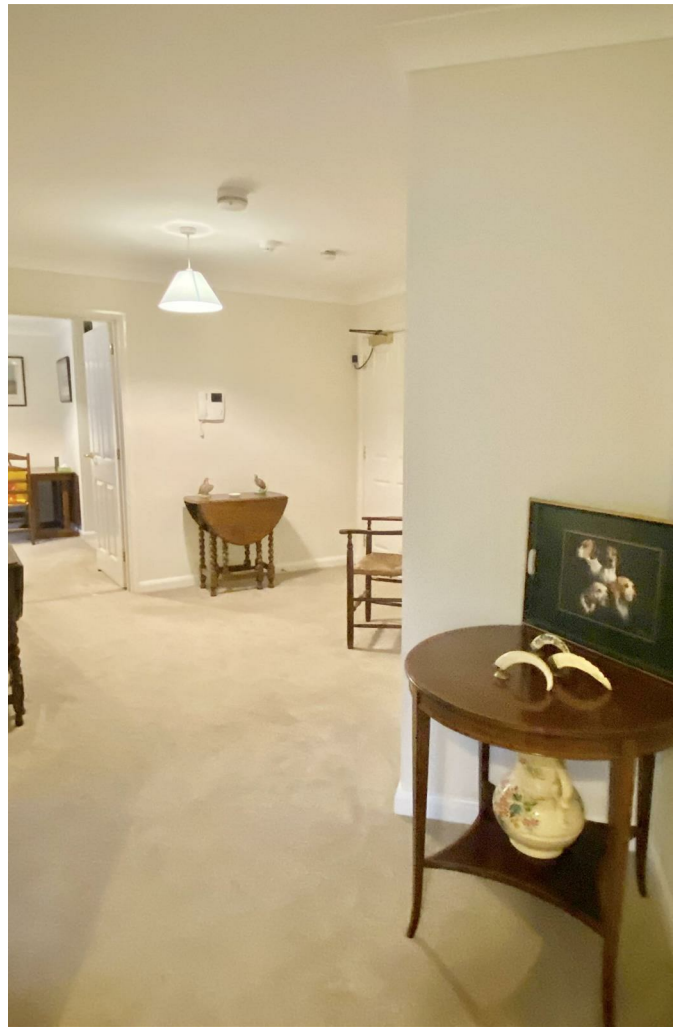
To view this property please call us on **01743 236 800** Ref: T8107/SL/lrd

A well-presented one-bedroom retirement apartment situated on the ground floor of a highly desirable and well-maintained development, offering comfortable and secure living.

The property benefits from its own private entrance, providing an added sense of independence, and comprises a bright and spacious living/dining room, a fitted kitchen, a generous double bedroom, and a modern bathroom. The apartment is thoughtfully designed to offer ease of living, with a practical layout and ample storage throughout.

Residents enjoy access to excellent on-site facilities, including a welcoming residents' lounge – perfect for socialising and community events – a convenient laundry room, and a subsidised on-site restaurant providing freshly prepared meals. The development also offers well-kept communal areas and parking for residents and visitors.

Ideally located close to local amenities and transport links, this charming retirement apartment combines independent living with the reassurance of a supportive community environment.



## FLOOR PLANS

Apartment 1, Radbrook House, 46 Stanhill Road, Shrewsbury, SY3 6AL



Total area: approx. 75.8 sq. metres

## INSIDE THE PROPERTY

### SPACIOUS INNER HALLWAY

With built-in storage cupboard  
Built-in airing cupboard housing the hot water cylinder with slatted shelving  
Internal access door leading into Radbrook House

### LIVING / DINING ROOM

18'3" x 13'2" (5.56m x 4.01m)

Archway to:

### KITCHEN

12'6" x 5'6" (3.81m x 1.68m)

With a range of modern, matching wall and base units  
Integrated dishwasher and fridge/freezer  
Built-in oven, grill and hot with extractor unit over

### BEDROOM

13'6" x 12'8" (4.11m x 3.86m)

### BATHROOM

Modern white suite comprising:  
Panelled bath  
Large shower cubicle  
Low flush wc with concealed cistern

Inset wash hand basin with storage cupboards under  
Part tiled walls  
Extractor fan

## OUTSIDE THE PROPERTY

The apartment has use of a communal car park, which is designated on a first come, first served basis. The apartment offers communal outdoor seating areas.

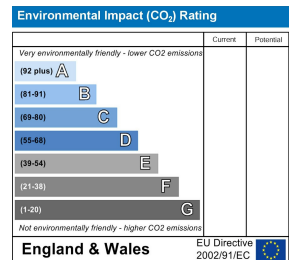
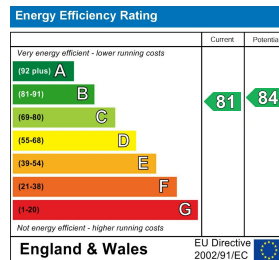


## HOW TO FIND THIS PROPERTY

From Shrewsbury town centre proceed over the Welsh Bridge and follow the road to the Frankwell island. Take the first exit onto Copthorne Road, and then left onto Pengwern Road Proceed ahead turning right onto Port Hill and at the Port Hill roundabout, head straight over onto Radbrook Road and continue until the next mini roundabout taking the left turn into Bank Farm Road. Turn right into the Co-op supermarket car park and continue along, following it around to the left and into the communal residents car park. Apartment 1 is positioned to the ground floor and has an independent access door.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas 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.

### 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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