



**9 Nuthatch Close, Radbrook, Shrewsbury, SY3 9FJ**

3 bedroom semi-detached house — £299,950 Freehold

# 9 Nuthatch Close, Radbrook, Shrewsbury, SY3 9FJ

Coopergreenpooks.co.uk

£299,950 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

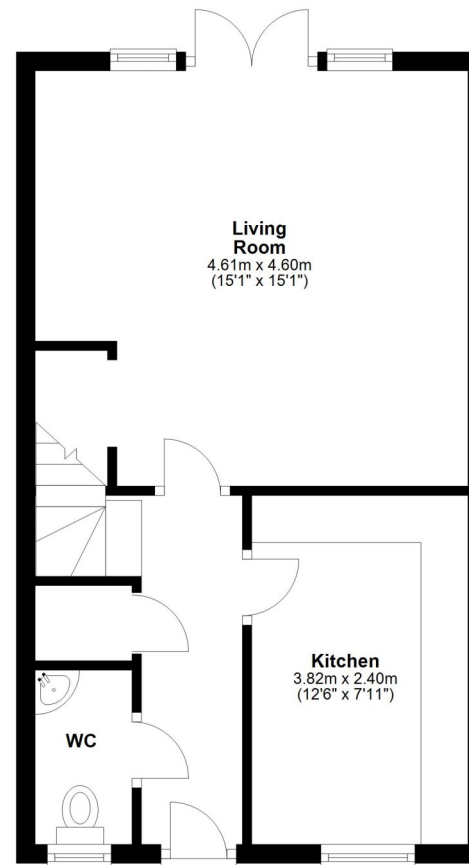
This modern semi-detached house offers good accommodation with private driveway and garage, whilst being situated in a quiet and secluded cul de sac within a popular and convenient area of town.

## KEY FEATURES

- Covered entrance area to hall with built in storage and cloakroom.
- Open plan living/dining room with a walk-in store, wood effect flooring, windows and glazed double doors to the rear garden.
- Separate kitchen/breakfast room which has tiled flooring, window to front and a range of fitted units and integrated appliances.
- Staircase from hall to the landing where there is a family bathroom and three bedrooms. The main bedroom also has an ensuite shower room.
- uPVC double glazed windows and gas central heating.
- Driveway to rear providing parking for 2 cars and access to the single garage.
- The front and rear gardens have been paved and gravelled for easy maintenance with established beds.
- Really good location in a very popular modern development, close to Royal Shrewsbury hospital, excellent schools, the bypass, Radbrook Green shopping complex and the town centre which is about 1.5 miles away.

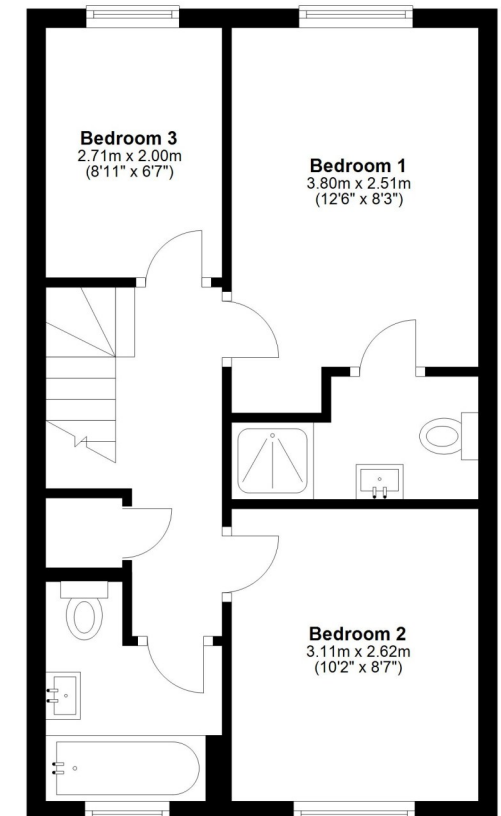
## Ground Floor

Approx. 37.4 sq. metres (402.9 sq. feet)



## First Floor

Approx. 39.8 sq. metres (428.1 sq. feet)



Total area: approx. 77.2 sq. metres (831.0 sq. feet)





# 9 Nuthatch Close, Radbrook, Shrewsbury, SY3 9FJ

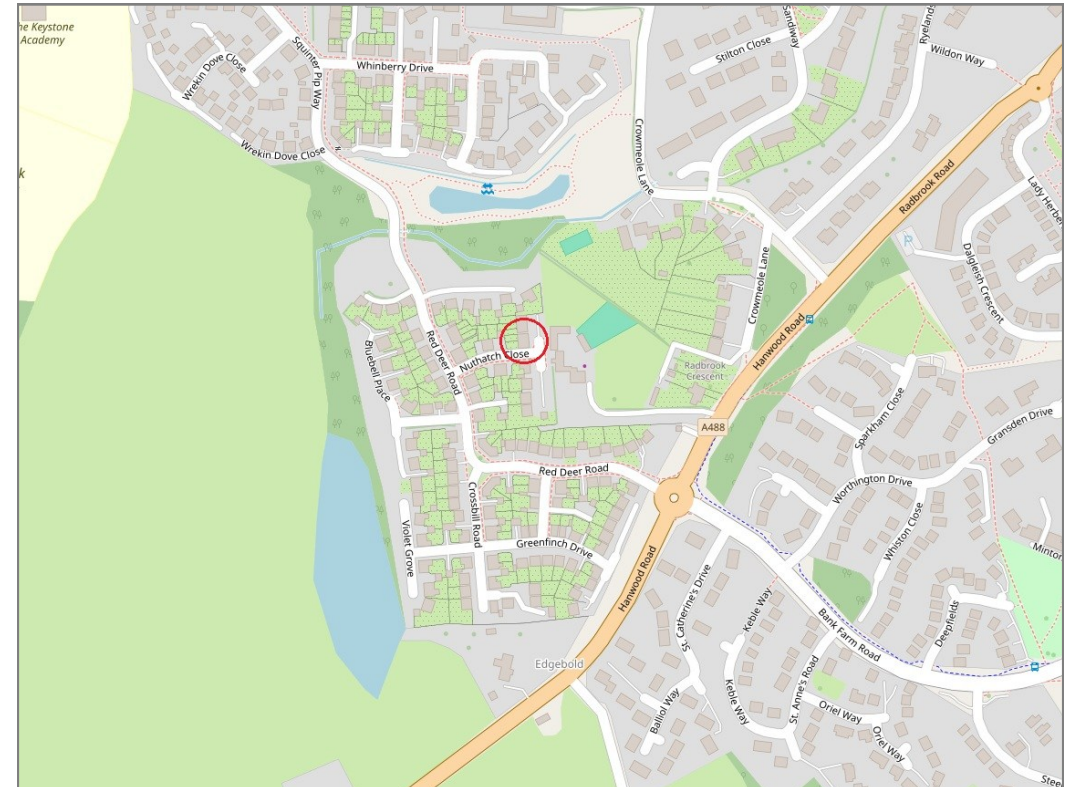
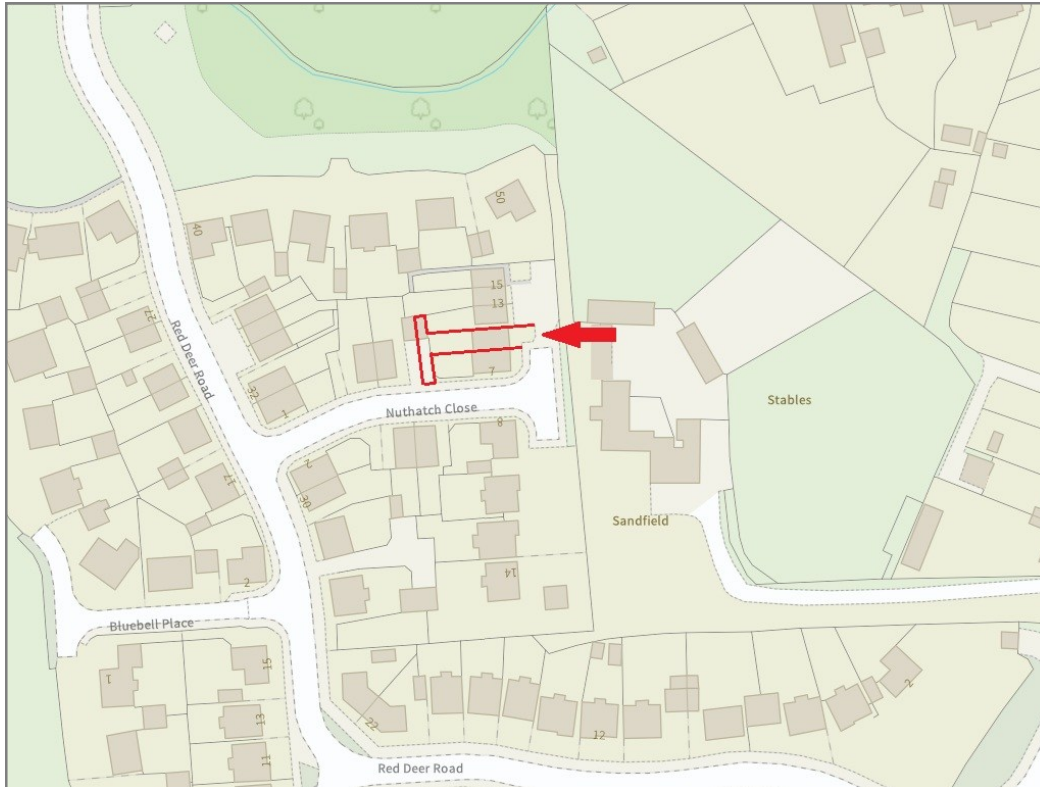
£299,950 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>TBC</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



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

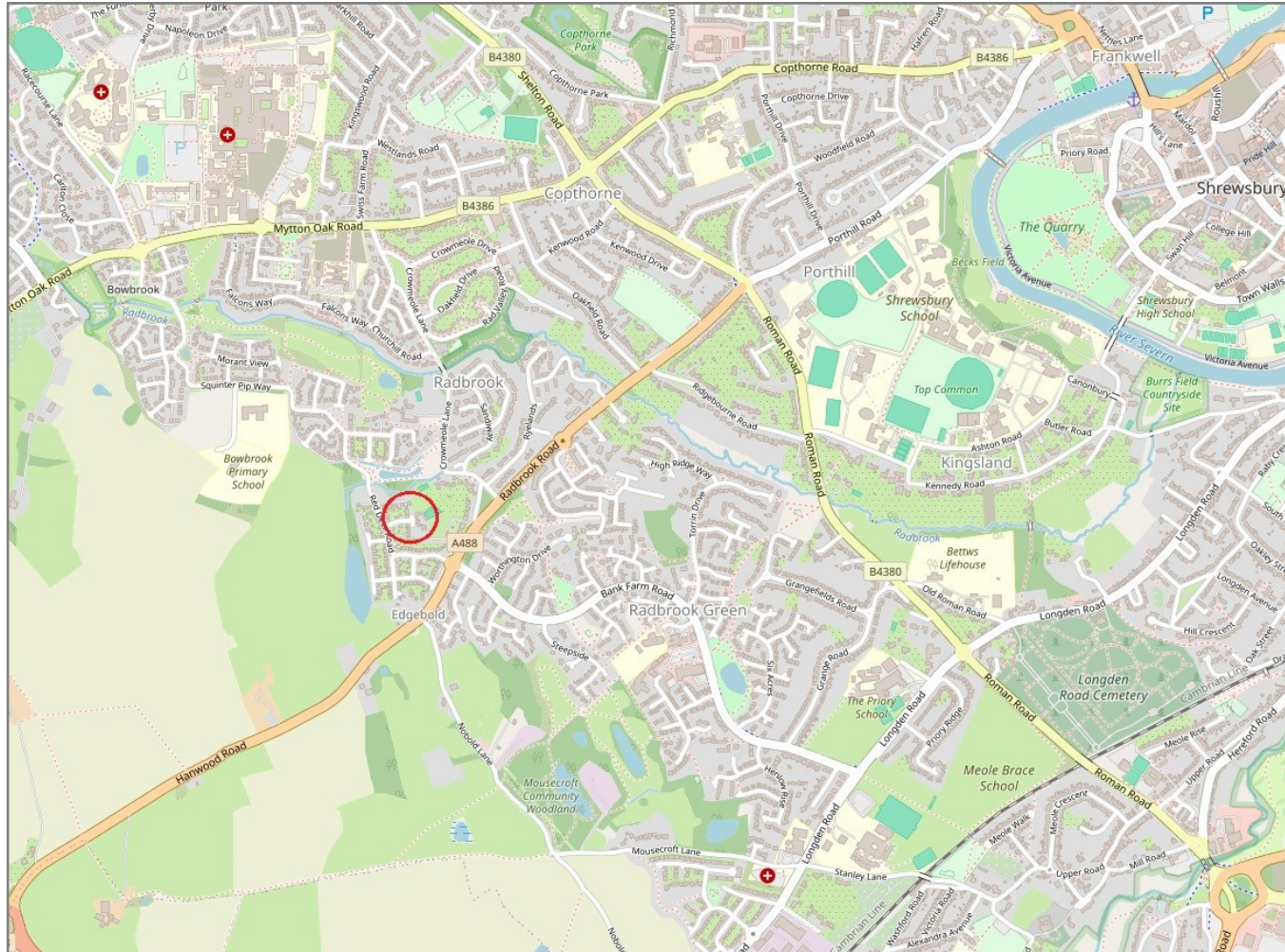
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

# 9 Nuthatch Close, Radbrook, Shrewsbury, SY3 9FJ

Coopergreenpooks.co.uk

£299,950 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.