



**9 Crossbill Road, Radbrook, Shrewsbury, SY3 9FF**

3 bedroom semi-detached house — £315,000 Freehold

# 9 Crossbill Road, Radbrook, Shrewsbury, SY3 9FF

£315,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

This well designed and improved modern semi-detached house is situated in a lovely quiet and private cul de sac setting, within a popular and convenient area of town.

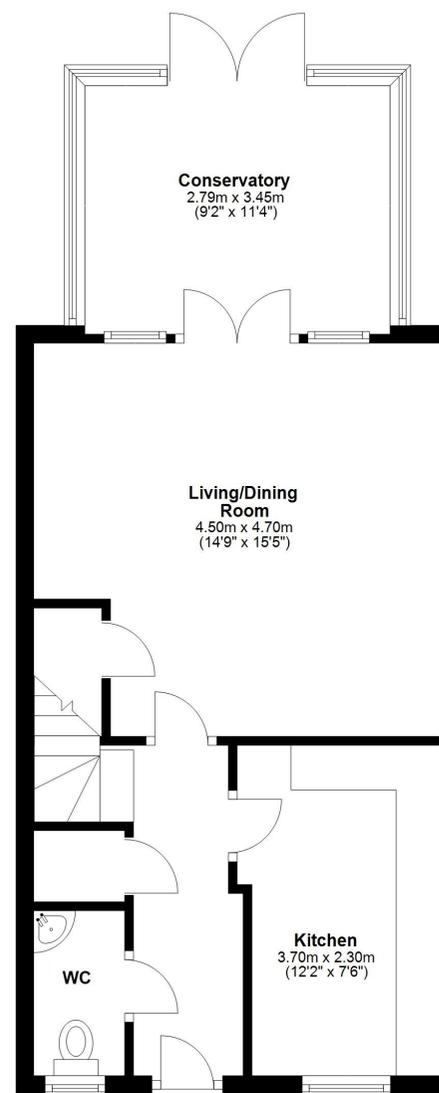
## KEY FEATURES

- Covered entrance area to hall with wood effect flooring, built in storage and cloakroom.
- Separate kitchen/dining room, which is well fitted and has integrated appliances, along with flooring to match and window to front.
- Good sized living room with further built in storage, full length windows and glazed double doors opening to the conservatory which connects to the rear garden.
- Staircase from hall to landing where there is a bathroom and three bedrooms. The main bedroom also has an ensuite shower room.
- uPVC double glazed windows and gas central heating.
- Driveway along the side of the property providing parking for two cars and access to the single garage.
- Attractively landscaped private rear garden that's laid mainly to lawn with established borders, as well as paved and decked seating areas.
- Fantastic location within a sought after modern development, close to Royal Shrewsbury Hospital, excellent schools, the bypass and town centre which is about 1.5 miles away.

Coopergreenpooks.co.uk

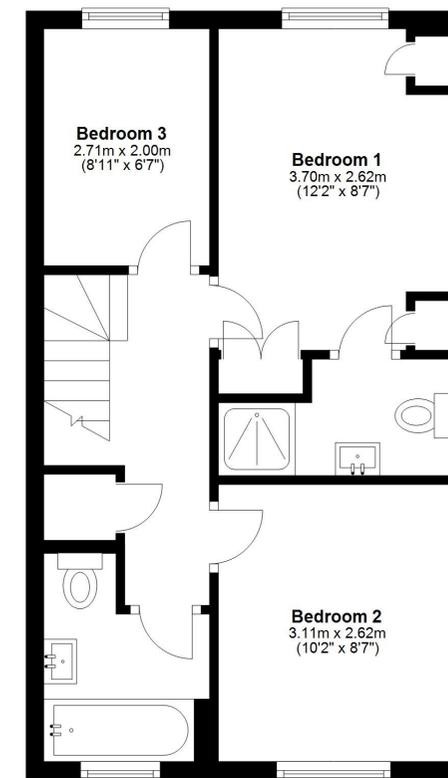
## Ground Floor

Approx. 47.7 sq. metres (513.4 sq. feet)



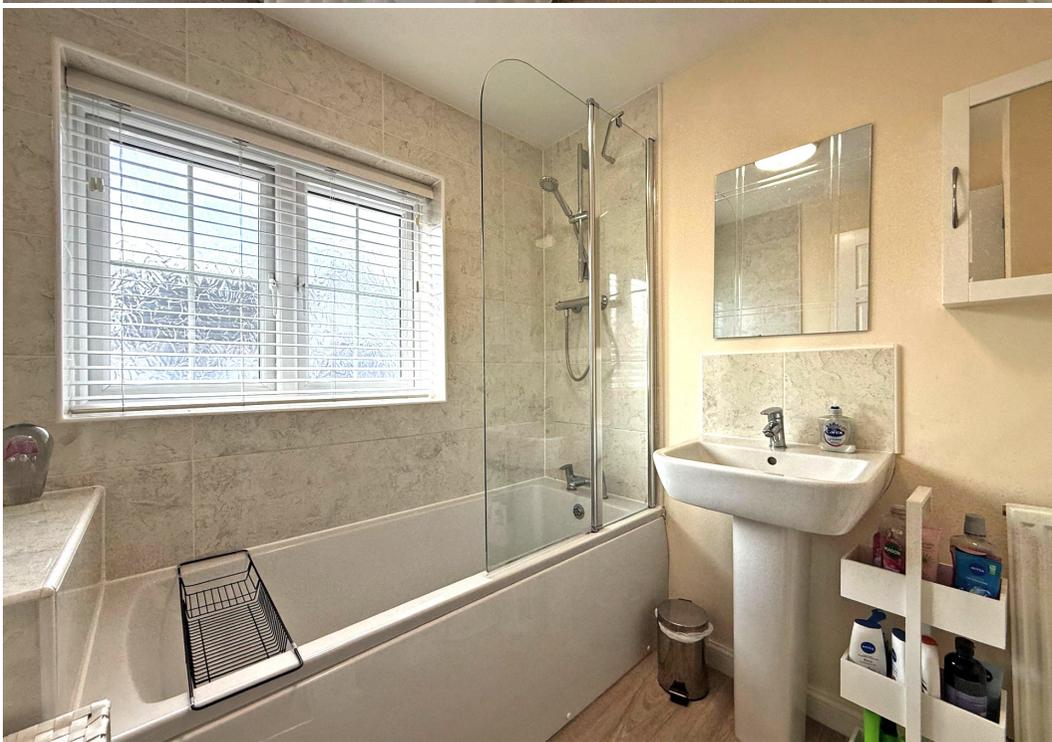
## First Floor

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



Total area: approx. 87.5 sq. metres (941.5 sq. feet)







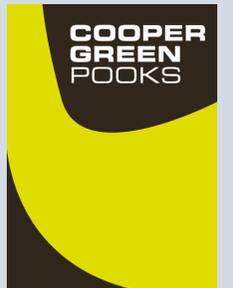
rightmove 

 OnTheMarket.com

 **RICS**  
Regulated by RICS

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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



# 9 Crossbill Road, Radbrook, Shrewsbury, SY3 9FF

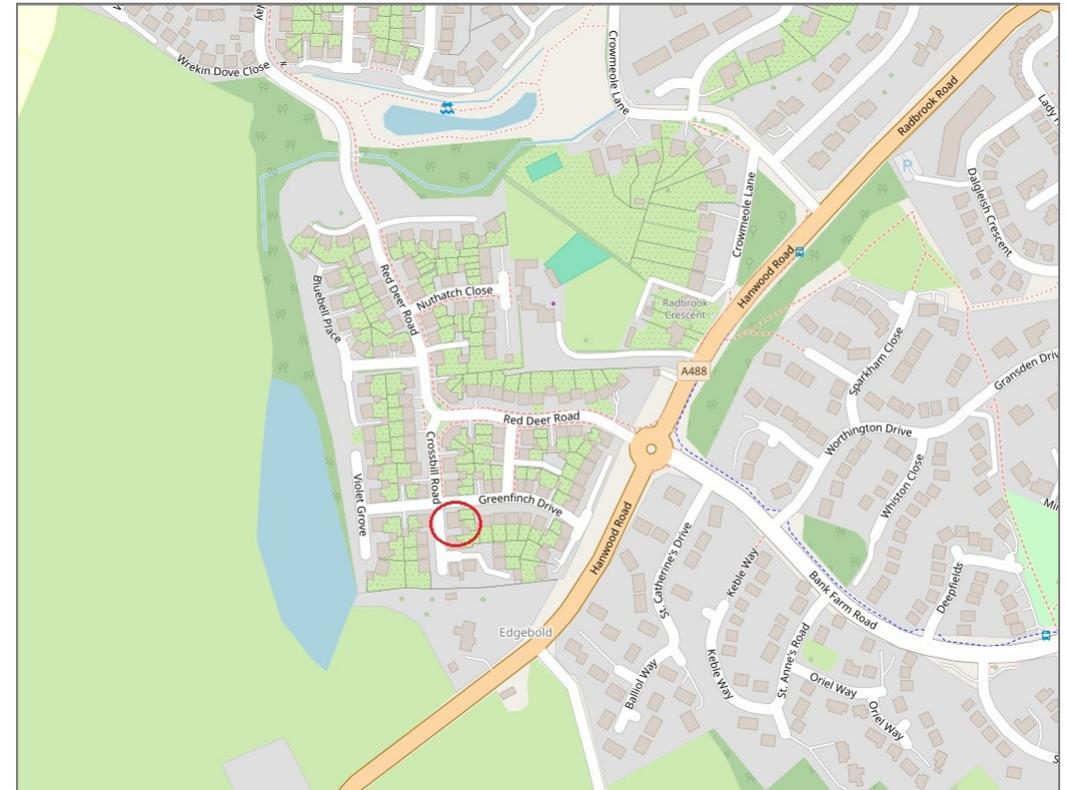
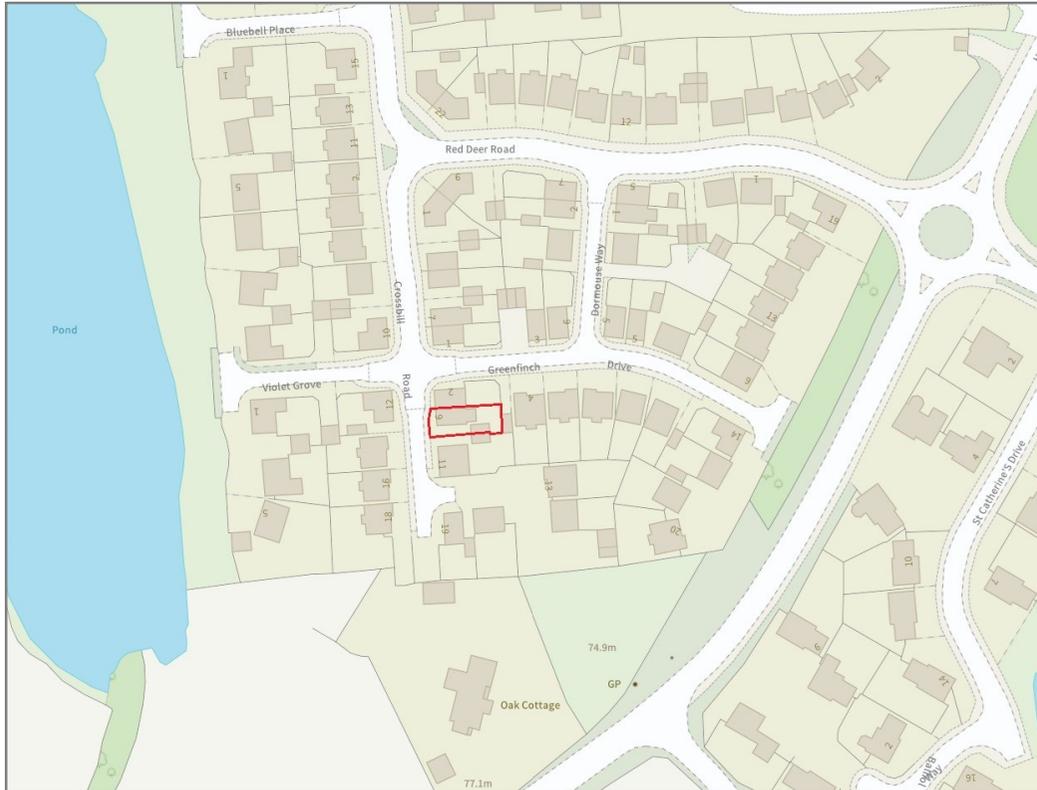
£315,000 Freehold — 3 bedroom semi-detached house

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>Band B</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.

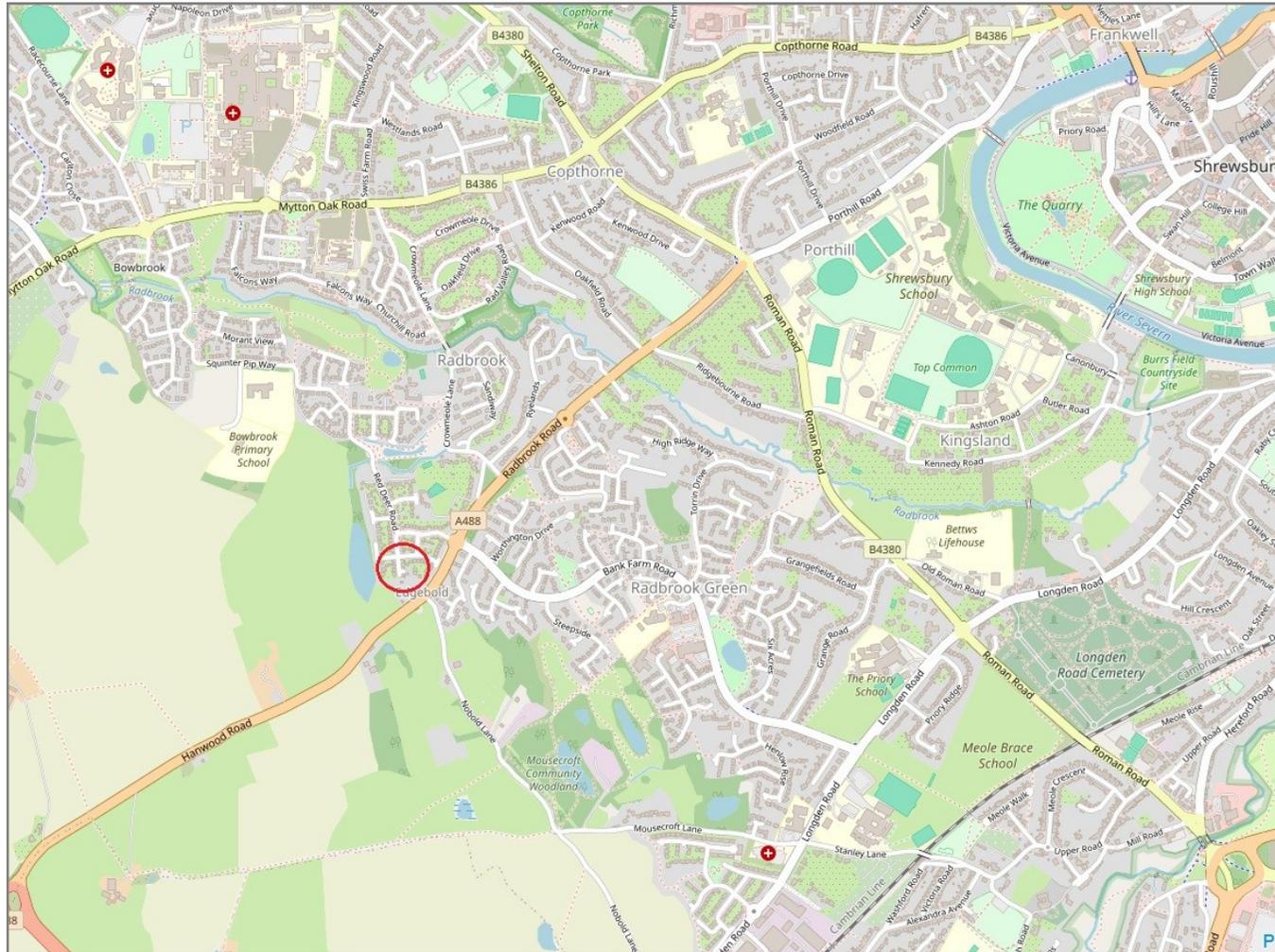
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

# 9 Crossbill Road, Radbrook, Shrewsbury, SY3 9FF

Coopergreenpooks.co.uk

£315,000 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.