

# RAD COTTAGE

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23 RIDGEBOURNE ROAD | SHREWSBURY



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23 RIDGEBOURNE ROAD | SHREWSBURY | SHROPSHIRE | SY3 9AA

Telford 16.7 miles | Oswestry 18.8 miles | Wolverhampton 32.1 miles  
Chester 44.3 miles | Birmingham 50 miles | London Euston 2 hours 24 minutes  
(Distances and time approximate)

**A substantial and beautifully presented family home offering incredibly well proportioned and well laid accommodation with expansive south facing gardens.**

A simply superb family home

Open flowing accommodation

5 double bedrooms and 2 bathrooms

South-facing landscaped tiered gardens down to the Brook

Large patio area perfect for al fresco entertaining on the top tier

Private in and out driveway with large frontage and a tandem garage

Set in approximately 0.5 of an acre

VIDEO TOUR



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## LOCATION & SITUATION

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The property is most attractively situated in one of Shrewsbury's most sought-after areas and benefits from a range of amenities close by. A variety of well-regarded state and private schools are readily available, together with a tennis club, whilst Shrewsbury town centre is within walking distance via the Porthill footbridge, offering delightful views and walks through the Quarry and along the banks of the River Severn. The property is also within close proximity to both Royal Shrewsbury Hospital and Nuffield Health Shrewsbury Hospital. Shrewsbury town centre further benefits from a rail service.

**Road:** The A5/M54 provides access to Telford, Birmingham and Midland business centres with the A5/A483 connecting to Wrexham, Chester and the North West motorway network.

**Rail:** Shrewsbury railway station offers direct rail services to London, Birmingham and Chester.

**Air:** Birmingham Airport 45–50 miles, Manchester Airport 50–53 miles, Liverpool John Lennon Airport 49–50 miles.

**Schools:** The property is ideally situated for a number of excellent schools, including Shrewsbury School, Shrewsbury High School, and preparatory schools such as Kingsland, St Winifred's, and Prestfelde. A range of well-regarded state schools are also nearby, including Woodfield Infant School and St George's Junior School, along with local secondary options such as The Priory School and Meole Brace School.

**Sporting:** There are a range of sporting facilities nearby such as the Pengwern Rowing Club, local tennis and cricket clubs, golf at Shrewsbury and Condover, horse racing at Chester & Ludlow.



## RAD COTTAGE

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Rad Cottage is an attractive and substantial period family home, beautifully presented throughout and offering exceptionally well-proportioned accommodation, set within expansive south-facing gardens extending to over half an acre. The property occupies a prime position on one of the most sought-after residential roads in Shrewsbury, offering space and modern family living in an outstanding setting. To the front, the property benefits from a private driveway providing ample parking for 6 or more cars, together with a large frontage and a tandem garage allowing access from both ends.





## THE ACCOMMODATION

The house has been thoughtfully extended and enhanced, most notably by a superb rear addition that seamlessly connects the kitchen with the principal living spaces, all overlooking the gardens. This impressive extension forms the true heart of the home, creating a wonderfully light and open-plan environment ideally suited to both everyday living and entertaining.

The kitchen/breakfast room is finished in a modern, contemporary style, featuring a comprehensive range of fitted wall and base units, integrated appliances, a pantry and a central island, providing both practicality and visual appeal.

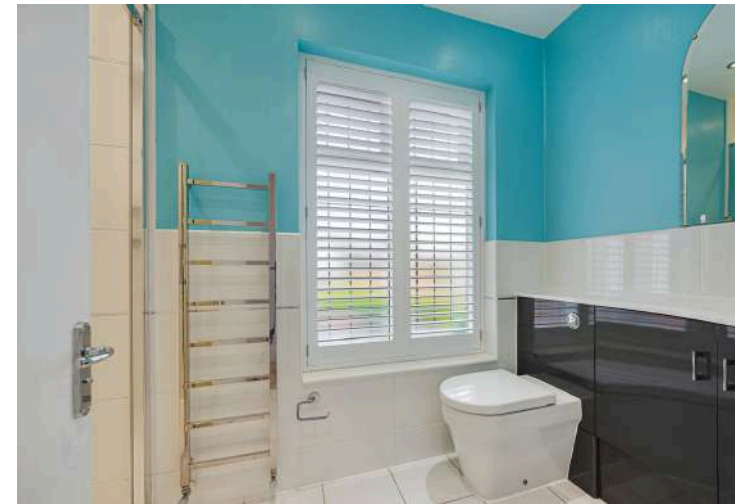
From here, the space flows into the extended dining and family area, creating a cohesive and sociable living space with direct access to the gardens.

A centrally positioned snug, complete with a clear view stove, provides a cosy yet connected space, linking the extension to the main body of the house. The principal sitting room is positioned to the front and is elegantly appointed, featuring a contemporary gas fire. The ground floor as a whole offers a superb sense of flow, with the reception hall, snug, sitting room, family/dining room and kitchen all combining to create a versatile and highly functional layout.

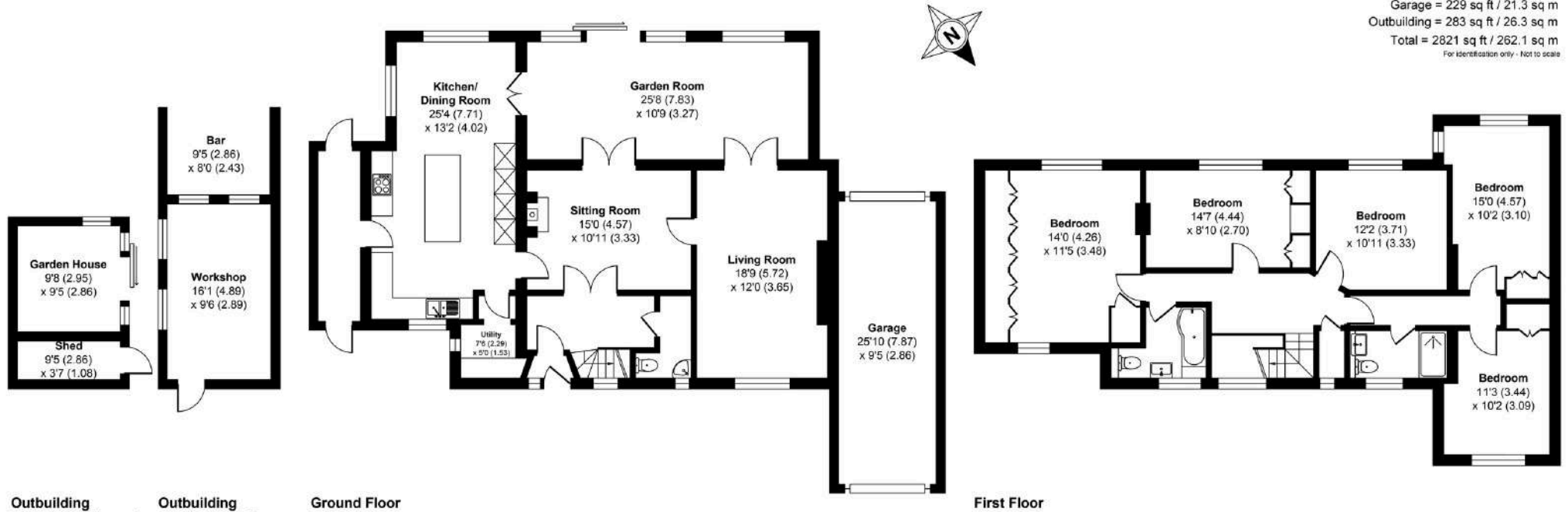
To the first floor there are five well-proportioned double bedrooms, served by two bathrooms. In addition, there is a substantial attic space which offers excellent potential for further accommodation, subject to the necessary consents.







# RAD COTTAGE



Approximate Area = 2309 sq ft / 214.5 sq m  
Garage = 229 sq ft / 21.3 sq m  
Outbuilding = 283 sq ft / 26.3 sq m  
Total = 2821 sq ft / 262.1 sq m  
For identification only - Not to scale

**Outbuilding**      **Outbuilding**      **Ground Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced by Lens-Media for Halls.

**First Floor**

VIDEO TOUR



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## GARDENS & GROUNDS

The property is set within beautifully landscaped, south-facing tiered gardens that gently descend towards the brook, creating a series of distinct and highly usable outdoor spaces. A generous patio adjoins the house, providing an ideal setting for al fresco dining and entertaining, and is complemented by a workshop, bar and greenhouse, the latter home to a mature lemon tree.

The lower tiers of the garden continue to impress, with a garden room and a Scandinavian-style BBQ hut positioned alongside a children's play area, while further down there is a fruit cage/chicken run. A large lawned area at the foot of the garden leads to the brook, offering a delightful and natural space for recreation.

# GENERAL REMARKS

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand the property has the benefit of mains electricity, gas, water and drainage. None of these services have been tested.

## LOCAL AUTHORITY

Shropshire County Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ  
Tel: 03456 789000

## COUNCIL TAX

Council Tax Band – G

## EPC

Rating – C

## DIRECTIONS

What3Words ///arena.nurse.games

From Shrewsbury town centre, proceed over the Welsh Bridge to the Frankwell roundabout and take the first exit onto Copthorne Road, up the hill and after a short distance, take the left turn opposite The Bricklayers into Pengwern Road. This road leads up to Porthill Road, where you turn right. On reaching the roundabout, head straight across onto Radbrook Road. After a short distance, take the left turn onto Ridgebourne Road, and the property will be identified on the right-hand side.

## FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Please check with the agent for clarification on specific items.

## RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

## IMPORTANT NOTICE

**1.** These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.





**Halls of Shrewsbury**  
2 Barker Street | Shrewsbury  
Shropshire | SY1 1QJ



**Jamie Carter**  
01743 236444 | 07852 530496  
shrewsbury@hallsgb.com