



FOR SALE

Offers in the region of £600,000

33 Dalgleish Crescent, Radbrook, Shrewsbury, SY3 9FW

An immaculately presented and beautifully appointed modern detached house offering stunning accommodation, set with garage and lovely gardens on this sought after residential development.

Close to amenities.

- **Sought after development**
- **Immaculately presented accommodation**
- **Beautifully appointed**
- **Modern living environment**
- **Driveway and garage**
- **Lovely gardens**

DIRECTIONS

From Frankwell roundabout take the first exit and proceed along Copthorne Road, just after the brow of the hill take the left turn onto Pengwern Road and proceed down to the junction taking the right turn onto Porthill Road. On arrival at the Porthill roundabout take the second exit straight over leading onto Radbrook Road. Continue for a short distance and at the next mini roundabout take the left turn and follow this road taking the first available right turn into Dalgleish Crescent. Continue along and the property will be identified on the left hand side.

SITUATION

The property is attractively situated in one of Shrewsbury's most sought after areas and has the benefit of a number of amenities close by. A range of state and private schools are readily available, together with a tennis club, whilst Shrewsbury town centre is within walking distance via the Porthill footbridge which offers delightful views and walks through the Quarry and along the banks of the River Severn. Shrewsbury town centre offers a rail service whilst commuters will find ready access to the main A5 commuter route linking east to Telford and the M54 motorway or alternatively north to Oswestry.

DESCRIPTION

33 Dalgleish Crescent is a beautifully appointed and immaculately presented modern detached house which will no doubt create market appeal. The ground floor has a spacious reception hall, guest WC, attractive living room, feature open plan living dining kitchen which incorporates floor to ceiling glazing with sliding patio doors out to the rear gardens. Also to the ground floor is a useful utility room. To the first floor are four generous bedrooms, two of which have en-suite shower rooms, whilst the remaining two are served by the bathroom. Outside, there is driveway parking which leads to the integral garage which has a remote controlled electric entrance door. The gardens sit predominantly to the rear and these are especially generous in size offering a large flagged entertaining area with adjoining flowing lawns and a number of specimen shrubs and plants.

ACCOMMODATION

PILLARED STORM PORCH

With panelled part glazed entrance door leading into:

RECEPTION HALL

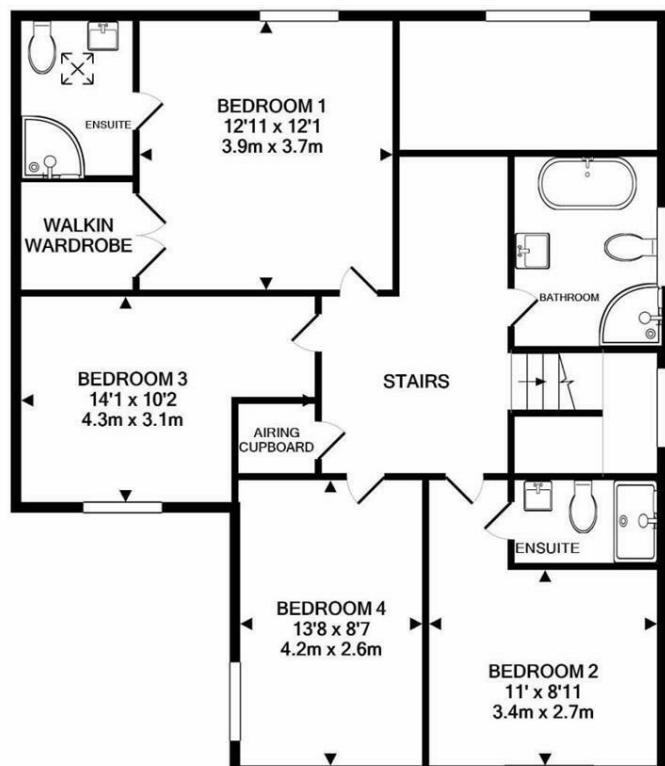
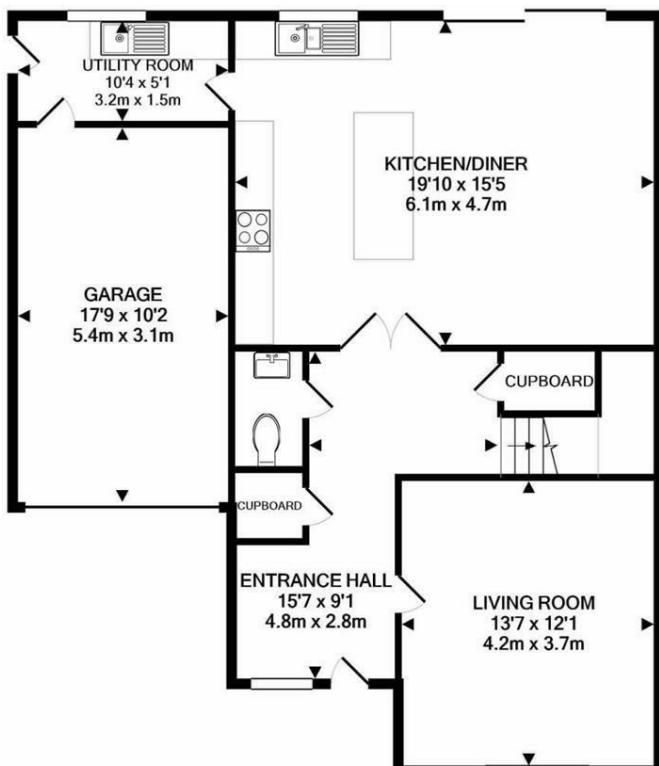
With underfloor heating. Staircase rising to first floor. Built in storage cupboard. Built in under stair storage cupboard.

GUEST WC

Providing a white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under and mixer tap over. Tiled splash. Extractor fan.

LIVING ROOM

With underfloor heating. Ceiling downlighters. Window with pleasant aspect and fitted shutters.



GROUND FLOOR
APPROX. FLOOR
AREA 897 SQ.FT.
(83.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1753 SQ.FT. (162.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s

FEATURE LIVING DINING KITCHEN

With part vaulted ceiling. Stunning floor to ceiling glazing. Lovely range of soft close eye and base level units comprising cupboards and drawers with work surface area over and incorporating a one and a half bowl stainless steel sink unit with inset drainer and mixer tap over. Integral SMEG dishwasher. Integral SMEG double oven and grill with 5 ring SMEG induction hob unit and extractor hood. Central island with base level cupboards and generous worktop. Breakfast bar eating area. Sliding patio doors leading out to rear gardens.

UTILITY ROOM

With underfloor heating. A range of base level cupboards with work surface area over and incorporating a stainless steel sink unit and drainer with mixer tap. Wall mounted VAILLANT gas fired central heating boiler. Space and plumbing for washing machine. Part glazed access door to rear garden. Access door to garage.

FIRST FLOOR LANDING

With access to loft space. Built in airing cupboard housing the pressurised hot water cylinder.

BEDROOM ONE

With walk in dressing room.

EN-SUITE SHOWER ROOM

Providing a modern white suite comprising low level WC and wash hand basin set in vanity unit with storage cupboards under. Fully tiled walls. Feature large shower cubicle with mains fed GROHE shower with drench head and additional feeder shower attachment. Wall mounted heated towel rail. Extractor fan.

BEDROOM TWO

EN-SUITE SHOWER ROOM

Providing a white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under and mixer tap over. Fully tiled walls. Large shower cubicle with mains fed GROHE shower. Drench style head and additional feeder shower attachment. Extractor fan. Heated towel rail.

BEDROOM THREE

With pleasant outlook to front.

BEDROOM FOUR

BATHROOM

Providing a white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards and under and mixer tap over. Deep filled Victoria & Albert free standing bath with feeder GROHE shower. Corner shower cubicle with mains fed GROHE shower providing drench head and feeder shower attachment. Inset tiling and splash screen. Heated towel rail. Ceiling downlighters and extractor fan.

OUTSIDE

The property is approached over a block paved driveway which offers parking whilst also giving access to the integral Garage and pedestrian access to the front and side of the property.

GARAGE

With remote controlled HORMANN panelled electric entrance door. Power and light points. Wall mounted electric car charging point.

THE GARDENS

To the front of the property there is a section of lawn which contains a number of herbaceous plants including roses. The majority of the gardens are located to the rear and these are a most attractive feature. Immediately adjacent to the rear of the house is a generous flagged sun terrace entertaining area providing a fantastic space for Al Fresco dining. This is adjoined by generous flowing lawns and contains a number of different shrubs and plants. To one side of the property is a flagged pathway with gravelled storage area. External cold water tap. Double electric power point.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'F' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

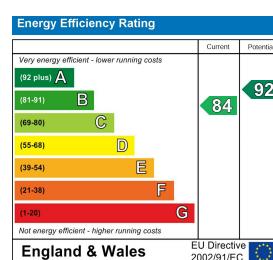
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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