



32 Lady Herbert Way, Radbrook, Shrewsbury, SY3 9DY

An immaculately presented and attractively proportioned modern detached house, built to an excellent specification, set with garage and south facing gardens on this sought after residential development.



Close to town amenities.



- Popular and sought after development
- Superb living environment
- Underfloor heating to the ground floor
- Driveway parking and garage
- Easily maintained gardens
- NO ONWARD CHAIN

## DIRECTIONS

From Shrewsbury town centre, proceed over the Welsh Bridge heading into Frankwell, taking the left turn onto Copthorne Road. Take the left turn onto Pengwern Road and continue to the next junction, turning right onto Porthill Road. At the roundabout, proceed straight across onto Radbrook Road. After a short distance and at the mini roundabout take the left turn into Radbrook village. Proceed along Lady Herbert Way and the property will be found on the left hand side.

## SITUATION

32 Lady Herbert Way is situated on the most popular contemporary Radbrook Village development, which is within close proximity to an excellent selection of basic amenities and facilities including a number of shops, a medical practice and bus services. The property is ideally positioned for a number of schools including Shrewsbury School, Shrewsbury High School (for girls) and Shrewsbury Sixth Form College. In addition, there are a number of well recognised and popular state schools, including Woodfield and St Georges Primary School and The Priory Secondary School. Shrewsbury town centre contains a number of beautiful historic buildings, together with an excellent range of amenities including shops, cafes, bars and restaurants. The Quarry Park is picturesque and offers lovely riverside walks along the banks of the River Severn.

The town centre also offers a rail service and commuters will be delighted to note there are excellent road links to the A5 and M54 motorway.

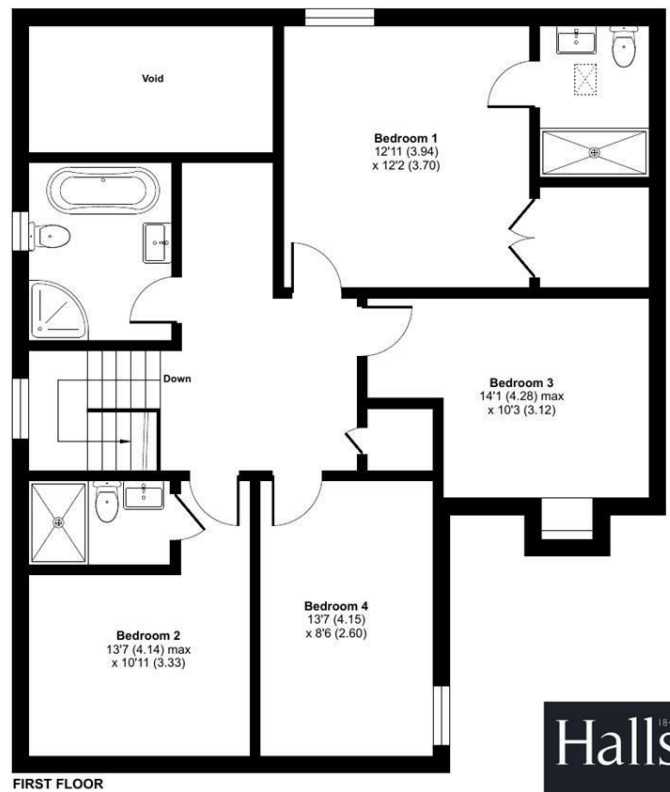
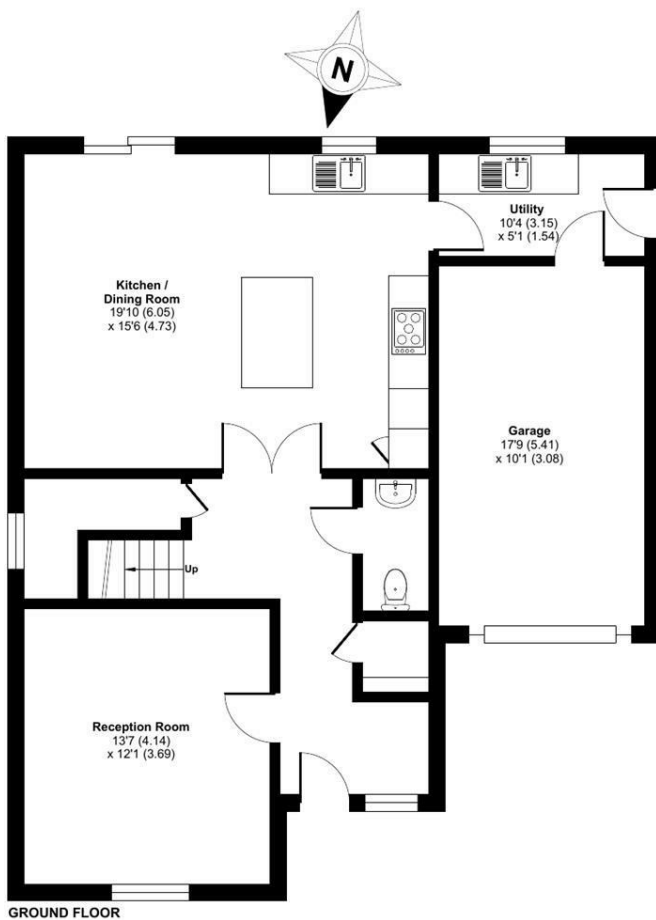
## DESCRIPTION

32 Lady Herbert Way is an immaculately presented and attractively proportioned modern detached house, positioned on a most sought after development. The ground floor affords a super living space, providing a living room and feature open plan living dining kitchen arrangement. The kitchen area contains a number of integrated Smeg appliances, whilst the dining area offers floor to ceiling glazing and sliding doors out to the rear gardens. Also to the ground floor is a useful guest WC and utility room. To the first floor, there are four well proportioned bedrooms, two of which enjoy en-suite shower rooms, whilst the remaining two are served by the family bathroom. Outside, there is driveway parking together with an integral garage with electric entrance door. The gardens sit mostly to the rear and provide a lovely patio seating area with adjoining flowing lawns. It should be noted that the rear gardens provide a southerly facing aspect.





Approximate Area = 1625 sq ft / 150.9 sq m (excludes void)  
 Garage = 181 sq ft / 16.8 sq m  
 Total = 1806 sq ft / 167.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1289376



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



3 Bath/Shower  
Room/s



#### ACCOMMODATION

Storm porch with panelled part glazed entrance door leading into:-

#### RECEPTION HALL

Deep built in understairs store cupboard. Built in cloaks cupboard.

#### GUEST WC

Providing a modern white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under, tiled splash, extractor fan.

#### LIVING ROOM

With ceiling downlighters.

#### OPEN PLAN KITCHEN DINER

With part vaulted ceiling, floor to ceiling glazing and providing a modern range of soft close eye and base level units, with extensive work surface area over and incorporating a one and half bowl sink unit with inset drainer and mixer tap over. Integral Smeg electric oven and grill. Five ring Smeg induction hob unit, with concealed extractor. Integral Smeg dishwasher, integral ridge freezer, central island with breakfast bar eating area and base level cupboards. Sliding patio doors leading out to the rear sun terrace and gardens, fitted with remote controlled electric blinds.

#### UTILITY

Providing a continuation of the kitchen units, with base level cupboards, generous work top. Stainless steel sink unit with inset drainer and mixer tap, space and plumbing for washing machine, wall mount Vaillant gas fired central heating boiler, part glazed access door to rear garden and door to garage.

#### FIRST FLOOR LANDING

Access to loft space, built in airing cupboard housing the pressurised hot water cylinder.

#### BEDROOM ONE

With built in double wardrobe and door to:-

#### EN-SUITE SHOWER ROOM

With tiled floor and providing a modern white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under and mixer tap over, large walk-in shower cubicle with mains fed Grohe shower with drench head and feeder shower attachment, heated towel rail and extractor fan.



#### BEDROOM TWO

With door to:-

#### EN-SUITE SHOWER ROOM

With tiled floor and providing a modern white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under and mixer tap over, generous walk-in shower cubicle with mains fed Grohe shower with drench head and feeder shower attachment, fully tiled walls, heated towel rail. Extractor fan.

#### BEDROOM THREE

#### BEDROOM FOUR

#### FAMILY BATHROOM

With tiled floor and providing a white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under, deep fill bath with freestanding tap and shower attachment. Corner shower cubicle with mains fed Grohe shower, drench head and additional feeder shower attachment. Heated towel rail. Extractor fan.

#### OUTSIDE

The property is approached is approached over a block paved driveway, which in turn gives access to the garaging.

#### GARAGING

With remote controlled entrance door, power and light points.

#### THE GARDENS

To the front, the gardens offer neatly maintained areas laid to lawn. The majority of the gardens are located to the rear, which are South Westerly facing and these offer a flagged sun terrace entertaining area with adjoining flowing lawns. External power point and cold water tap.

#### 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.

### **COUCNIL 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.



FOR SALE

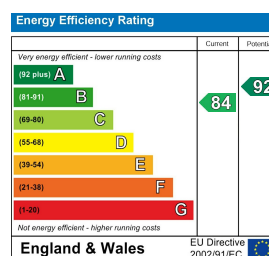
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend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



Halls 1845

01743 236444

Shrewsbury Sales

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E: shrewsbury@halls.gb.com



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