

25 Melton Way, Radbrook Green, Shrewsbury, Shropshire,  
SY3 6DW

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £315,000**

Viewing: strictly by appointment  
through the agent



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act  
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.  
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Offered for sale with NO UPWARD CHAIN and occupying a pleasing cul-de-sac position, this is a well proportioned three bedroom detached house. The property is situated within this highly desirable residential location, having excellent local amenities and being well placed for easy access to the Shrewsbury town centre and local bypass. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, separate dining room, kitchen. first floor landing, three bedrooms, bathroom, low maintenance front and rear enclosed gardens, driveway, large single garage, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Entrance hallway**  
Having radiator.

Door from entrance hallway gives access to:

**Lounge**  
13'10 x 13'2  
Having UPVC double glazed window to front, radiator, coal effect plug-in coal effect fire set to a brick style fire surround with timber mantle.

Door from lounge gives access to:

**Dining room**  
9'7 x 8'1  
Having UPVC double glazed window to rear, radiator, wall mounted thermostat control unit.

Door from dining room gives access to:

**Kitchen**  
9'7 x 7'10  
Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink, UPVC double glazed window to rear, vinyl floor covering, radiator, understairs storage cupboards, service door to garage.

From entrance hallway stairs rise to:

**First floor landing**  
Having UPVC double glazed window to side, loft access, airing cupboard.

Doors from first floor landing then give access to: Three bedrooms and bathroom.

**Bedroom one**  
12'0 x 9'4  
Having UPVC double glazed window to front, radiator, built-in double wardrobe.

**Bedroom two**  
9'9 x 9'5  
Having UPVC double glazed window to rear, radiator, built-in double wardrobe.

**Bedroom three**  
8'9 max reducing down to 6'4 min x 6'8  
Having UPVC double glazed window to front, radiator, over stairs storage cupboard.

**Bathroom**  
Having a three piece coloured suite comprising: Panel bath, pedestal wash hand basin, low flush WC, radiator, UPVC double glazed window to rear.

**Outside**  
The property occupies a pleasing cul-de-sac position. To the front there is a low maintenance front garden, brick edged tarmac driveway to side which then gives access to:

**Large single garage**  
19'2 x 7'11  
Having up and over door, wall mounted gas fired central heating boiler, UPVC double glazed door giving access to rear gardens.

Side access then leads to the property's rear gardens which comprises: Paved patio areas, stone sections. The rear gardens are enclosed by fencing.

**Services**  
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND D**

**Tenure**  
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Mortgage services


We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

#### Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## FLOORPLANS

