





4 Cotshore Drive, Radbrook, Shrewsbury, SY3 6DL
Offers In The Region Of £239,950

This two-bedroom extended semi-detached home has been significantly improved by the current owners and is located within a popular residential area close to local amenities. The accommodation briefly comprises of living room, open-plan kitchen/dining area, and downstairs WC. To the first floor there is a good sized double bedroom with a useful storage cupboard, a further bedroom and a modern shower room. Externally, the property benefits from a rear garden and useful side access to the driveway, which provides parking for two vehicles. This property will be of interest to a number of buyers and early viewing comes highly recommended by the selling agent.



Location

The property is set within a popular residential area, offering excellent local amenities within walking distance. Commuters will be pleased to hear that Radbrook Green has a regular bus service into the Shrewsbury town centre, with the local bypass linking up to the M54 motorway network

Living Room

12'3 x 12'10 (3.73m x 3.91m)

Having uPVC double glazed bay window to front, wooden style flooring, modern electric fire and understairs storage cupboard.

Double doors lead through to:

Kitchen/ Dining Area

18'3 x 8'7 (5.56m x 2.62m)

Fitted with a range of shaker style units incorporating 1 1/2 bowl sink with mixer tap. Range of matching base units comprising cupboards and drawers with work surfaces over. Inset 4 ring Zanussi hob with AEG extractor hood over and Zanussi oven beneath, matching range of eye level wall units with under cabinet lights, built in dishwasher and Zanussi microwave and space and plumbing for a washing machine. The room features wooden style flooring, a rear facing window overlooking the garden, and a UPVC double glazed door providing access to the rear garden.

Door leads to:

Downstairs WC

5'4 x 3'2 (1.63m x 0.97m)

With low flush WC and wash hand basin and wooden style flooring.

Landing

5'10 x 2'11 (1.78m x 0.89m)

From the Living Room staircase leads to First Floor Landing with access to loft space.

Bedroom One

13 x 9'3 (3.96m x 2.82m)

A good sized double bedroom with storage cupboard housing gas central heating boiler and a window to the front.

Bedroom Two

6'1 x 8'9 (1.85m x 2.67m)

Window to the rear.

Shower Room

5'11 x 5'7 (1.80m x 1.70m)

White suite comprising shower cubicle with twin head shower and folding glass doors, wash hand basin and WC. Complementary tiled surrounds, heated towel rail and window to the rear.

Outside

The property is approached via a tarmacked driveway providing parking for two vehicles, with a front garden laid to lawn. The rear garden is mainly laid to lawn with paved terrace and fully enclosed by wooden fencing and includes a wooden gate giving access to the front of the property.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 6 Mbps & Superfast 10000 Mbps. Mobile Service: Good outdoor and in home. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

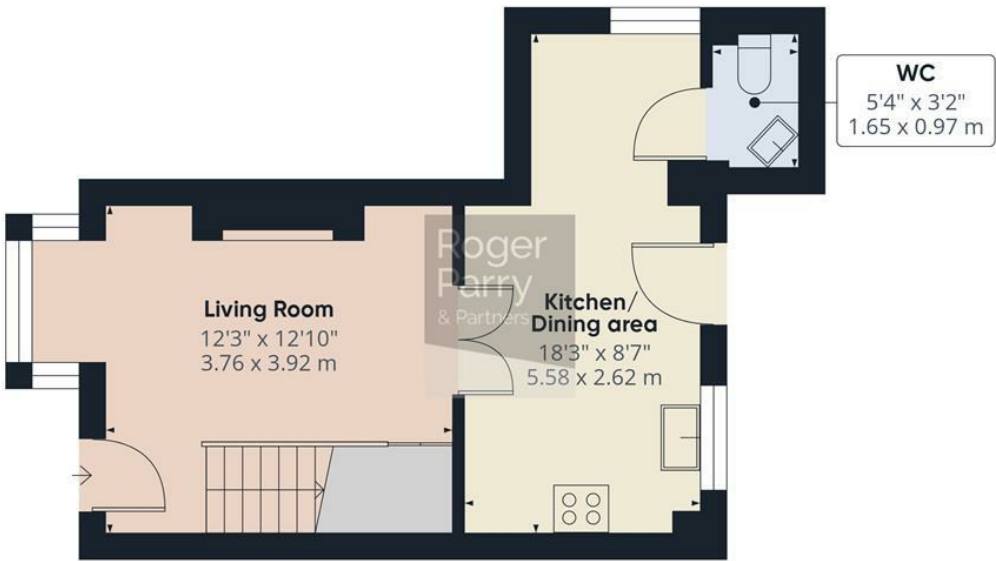
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Landing
5'10" x 2'11"
1.80 x 0.91 m

Floor 1



Approximate total area⁽¹⁾

571 ft²

53.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority: Shropshire Council

Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. 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. 2. 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. 3. Descriptions of the property are subject 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.