Roger Parry & Partners

48 Amber Hill, Radbrook, Shrewsbury, SY3 6DE

48 Amber Hill, Radbrook, Shrewsbury, SY3 6DE
£225,000

This well presented two bedroom semi detached home is situated at the end of a cul-de-sac within a popular residential area, conveniently close to a range of local amenities. The accommodation briefly comprises: living room, modern kitchen/diner, and a conservatory. To the first floor, there is a good sized double bedroom with two useful storage cupboards, a further bedroom, and a contemporary bathroom.

Externally, the property enjoys an enclosed rear garden and benefits from useful side access leading to the driveway, which provides off road parking for several vehicles. Appealing to a wide range of purchasers, this property is expected to generate strong interest, and early viewing is highly recommended by the selling agent.

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

Entrance Porch
With wood effect flooring and heating control.

Living Room
With wood effect flooring, gas fire with stone hearth and wood surround.

Kitchen
Fitted with a range of modern units with fitted wood effect worktops, stainless steel sink unit, Zanussi oven, gas hob with extractor fan above, integrated fridge and freezer and washing machine. Door leads to useful storage cupboard.

Conservatory
With tiled flooring and doors lead out to the rear garden.

Stairs rise to the first floor landing with fitted carpet and access to the roof space.

Bedroom
With fitted carpets, two good sized fitted wardrobes.

Bedroom
With fitted carpets.

Bathroom
Fitted with a modern white suite comprising panelled bath with taps, waterfall shower head, riser rail with shower head attachment, low level flush wc. wash hand basin with taps and useful cupboard below, heated towel rail, extractor fan and wood effect flooring.

Outside
The property is approached via a generous paved driveway, providing off road parking for several vehicles. To the rear, the garden features a paved patio alongside a lawned area, offering an ideal space for outdoor enjoyment.

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 3 Mbps & Superfast 2300 Mbps. Mobile Service: Good outdoor and in home. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

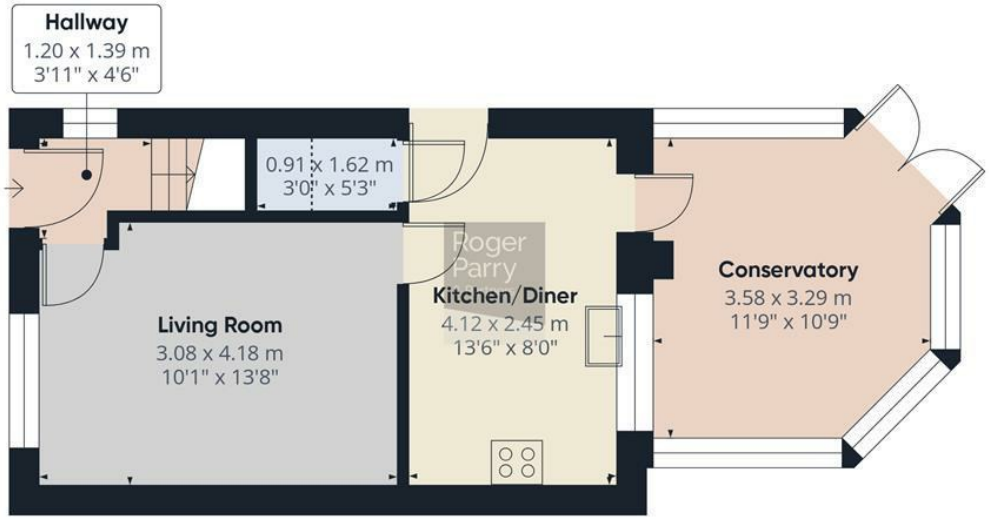
COUNCIL TAX BANDING
We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

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.

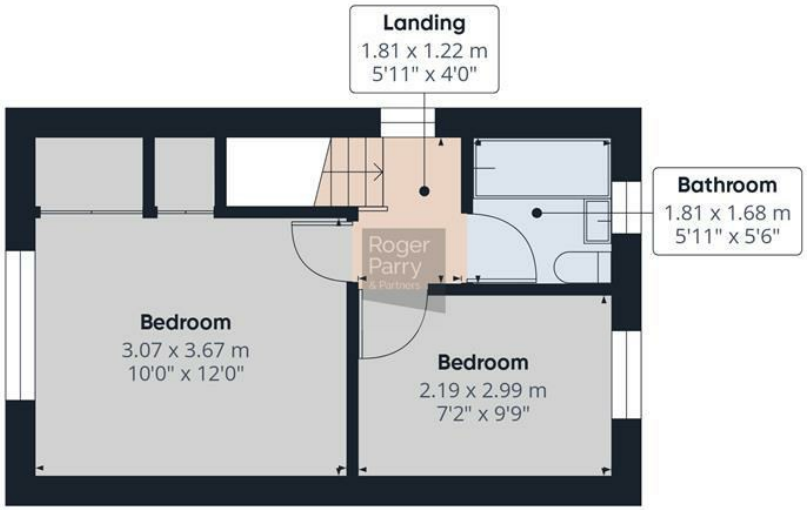
REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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



Floor 1

Approximate total area(1)

63.1 m²

680 ft²

Reduced headroom

0.5 m²

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360

General Services:

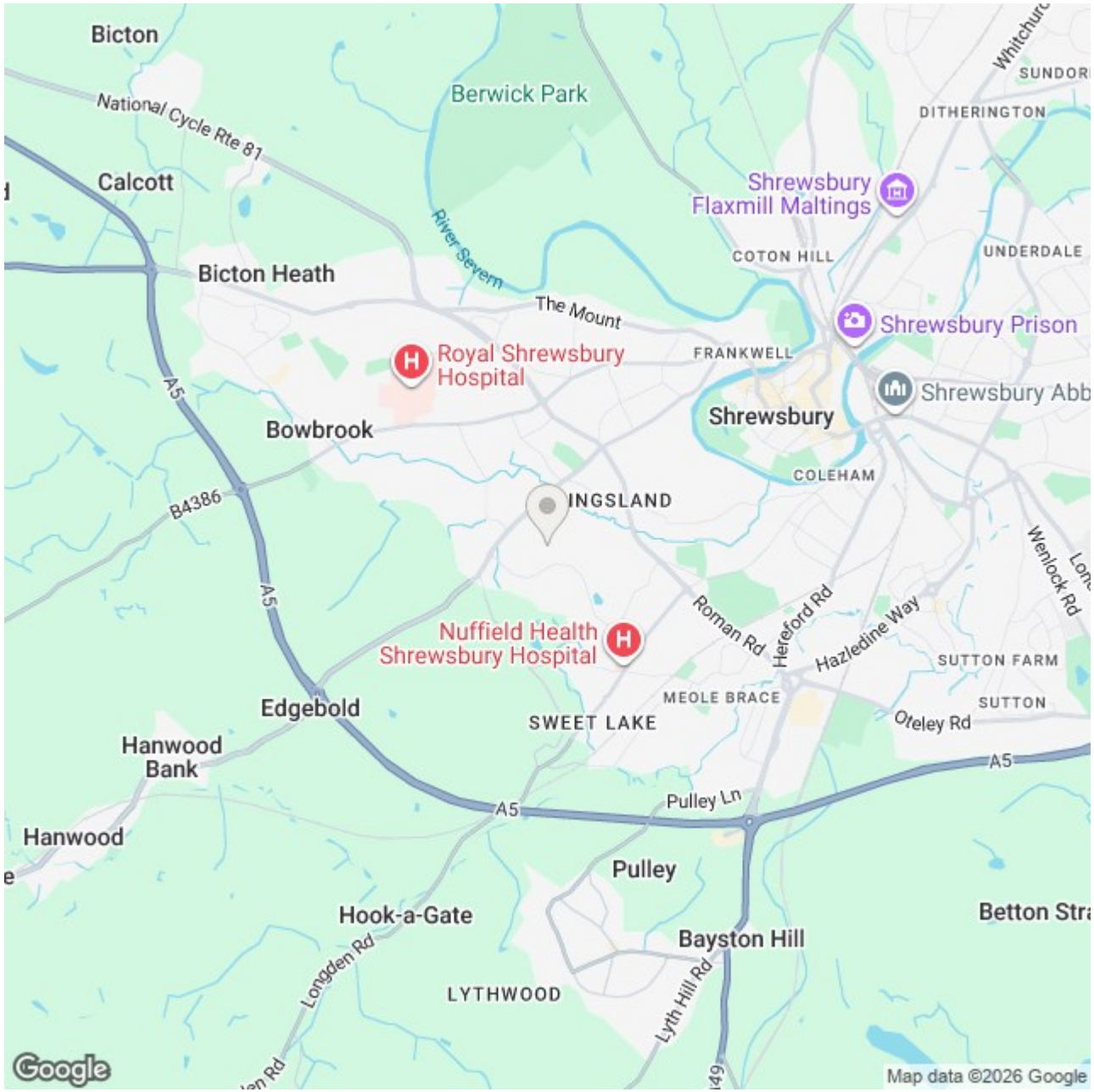
Local Authority: Shropshire Council
Council Tax Band: B
EPC Rating: C
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be 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 t o 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 s hould 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 b een 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.