



16 Ryelands, Radbrook, Shrewsbury, Shropshire, SY3 9BZ

£475,000

A fine 5 bedroom detached house situated in one of Shrewsbury's prime locations. The substantial accommodation includes: Spacious Entrance Hall, Guest Cloakroom/WC, Generous Living Room, Dining Room, Conservatory, Study, Kitchen/Breakfast Room, Refitted Utility Room, Double Garage, Main Bedroom With En-suite Shower Room, 4 Further Bedrooms, Attractive Refitted 4 Piece Bathroom. GCH, DG, Ample Additional Driveway Parking. Landscaped Terraced Garden. Early Viewing Recommended.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Recessed storm porch with tiled flooring, Georgian style entrance door.

Spacious Entrance Hall 19' 1" x 7' 8" (5.81m x 2.34m)

Double radiator, double glazed front windows, door to Double Garage, staircase leads to First Floor Landing.

Cloakroom/WC

Tiled flooring, half tiled walls, fitted with wash basin and WC, radiator, double glazed side window, useful cloaks cupboard.

Living Room 17' 10" x 13' 6" (5.43m x 4.11m)

Walk in double glazed bay window to the front, feature stone fireplace with hearth and gas fire inset, radiator, sliding doors to

Dining Room 13' 1" x 9' 8" (3.98m x 2.94m)

Radiator, double glazed sliding patio doors to

Conservatory 6' 9" x 13' 1" (2.06m x 3.98m)

Of brick and uPVC double glazed construction, French doors lead to rear garden, tiled flooring.

Kitchen/Breakfast Room 12' 6" x 11' 6" (3.81m x 3.50m)

Fitted with units to 3 wall areas, laminated work tops, inset 1 1/2 bowl sink unit, glass fronted display cabinets, integrated electric double oven, 4 ring gas hob with filter hood above, deep tiled surround to work areas, useful walk in pantry.

Utility Room 8' 5" x 8' 2" (2.56m x 2.49m)

Attractively refitted with white gloss units to 2 wall areas, glass fronted display cabinets and shelving, laminated work tops with inset sink unit, wall mounted Worcester gas fired central heating boiler, double glazed window overlooks attractive terraced rear garden, double glazed side door.

Study 8' 8" x 8' 5" (2.64m x 2.56m)

Radiator, double glazed side window.

Double Garage 17' 10" x 18' 0" (5.43m x 5.48m) max

Electric up and over door, power and lighting, window and door to garden.

First Floor Landing

Large built in airing cupboard, access to roof space.

Bedroom 1 15' 11" x 11' 6" (4.85m x 3.50m)

Good size bedroom with built in wardrobe with sliding doors, radiator, 2 double glazed windows to the front.

En Suite Shower Room

Recently fully refitted with contemporary white suite including decoratively tiled shower cubicle, vanity unit with wash basin inset, WC, radiator, double glazed window.

Bedroom 2 11' 8" x 9' 10" (3.55m x 2.99m)

Radiator, double glazed window overlooking rear garden, built in double wardrobe with sliding doors.

Bedroom 3 11' 7" x 8' 0" (3.53m x 2.44m)

Radiator, recently fitted vanity unit with basin and tiled surround, built in double wardrobe with sliding doors, double glazed window to the front.

Bedroom 4 8' 7" x 8' 2" (2.61m x 2.49m)

Radiator, double glazed window to the rear.

Bedroom 5 8' 7" x 7' 5" (2.61m x 2.26m)

Radiator, double glazed window overlooking rear garden.

Bathroom

Fully refitted with contemporary 4 piece suite including roll top bath, tiled corner shower cubicle, large wash basin with drawers beneath, WC, fully tiled walls and flooring, double glazed side and rear windows, heated towel rail.

Outside - Front

The property enjoys an excellent frontage in the popular area of Ryelands. Approached over a double width tarmac driveway providing parking for approximately 4 cars. A neat front garden laid to lawn with well stocked shrub beds and border with rockery to one side.

Rear Garden

Attractive rear garden approached onto a paved patio with steps leading to 3 terraces comprising patios with excellent seating areas and deep well stocked shrub bed to the rear boundary. The garden is enclosed by fencing and offer excellent privacy.

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

VACANT POSSESSION UPON COMPLETION



16 Ryelands, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY



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