



17 Ryelands, Radbrook, Shrewsbury, SY3 9BZ

4 bedroom detached house — £525,000 Freehold

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Coopergreenpooks.co.uk

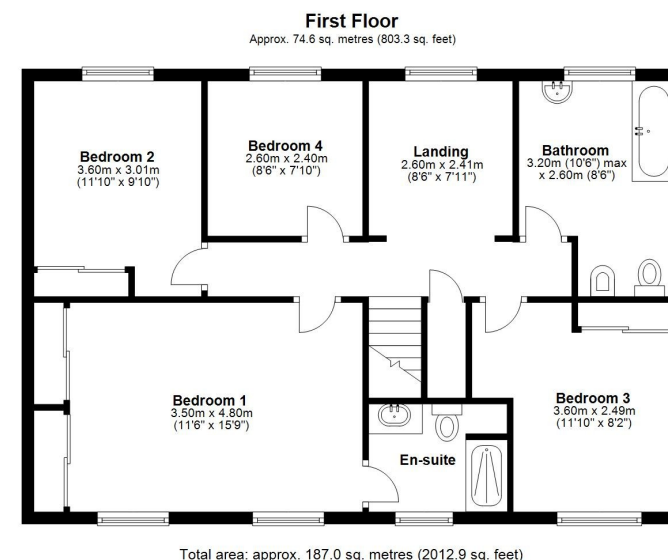
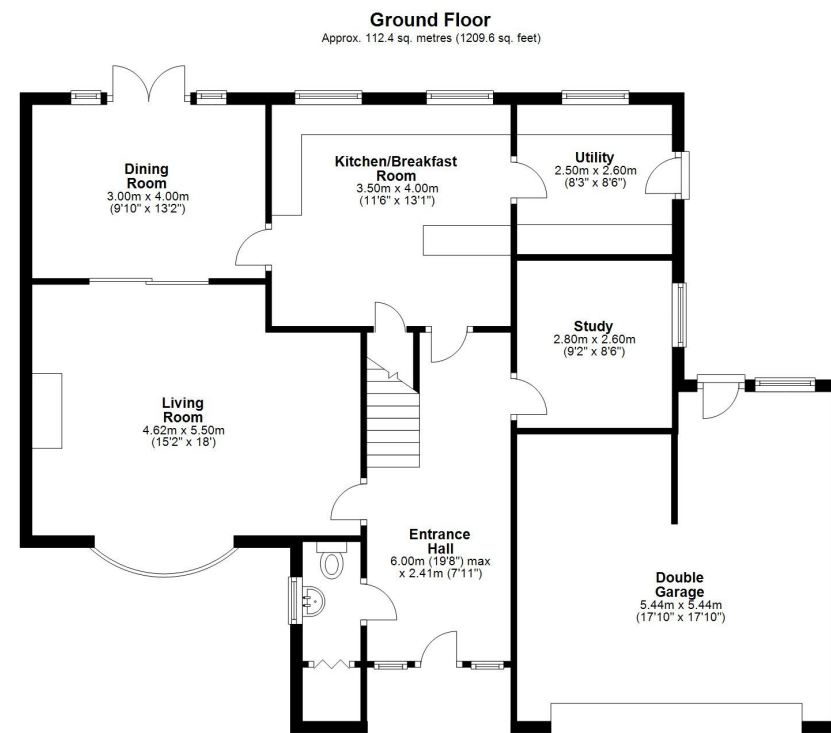
£525,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

Occupying a lovely position within a quiet cul-de-sac, this larger style detached family house offers well-proportioned and practical accommodation, in need of general modernisation, while offering plenty of potential and benefitting from a beautiful private garden, driveway parking, and integral double garage. The property was built as a 5 bedroom detached house and has been modified to create a light and open landing area which could be put back to a bedroom to suit a larger family.

KEY FEATURES

- Covered entrance opening to a good-sized hallway with cloakroom, useful storage, and staircase to a spacious landing, which was previously a 5th bedroom and could easily be reinstated if required
- Large living room with feature fireplace, bow window to front, and sliding doors to the dining room which opens onto the rear garden
- Fitted kitchen/breakfast room with a range of units, under stairs pantry, and access to the very practical separate utility
- There is also a versatile study on the ground floor, which could also be used as a play room or additional sitting room
- On the first floor are four bedrooms, three of which have built-in wardrobes, a generous family bathroom, and en-suite shower room to bedroom one
- uPVC double glazed windows and gas fired central heating throughout. The soffits and gutters are less than a year old and the windows have all been replaced recently
- The very attractive rear garden is laid to lawn with a paved sun terrace and a selection of mature plants, shrubs and trees. There is also gated side access to the driveway, and a rear door to the garage
- To the front of the property is a further lawned garden and plenty of driveway parking
- Although in need of general modernisation, this substantial house offers fantastic potential to create a perfect family home
- Quietly and conveniently situated within a sought-after residential area on the west side of the town, just one mile from the town centre and bypass, as well as the Royal Shrewsbury Hospital, Radbrook Green shopping complex, and excellent primary and secondary schools
- Sold vacant with no upward chain











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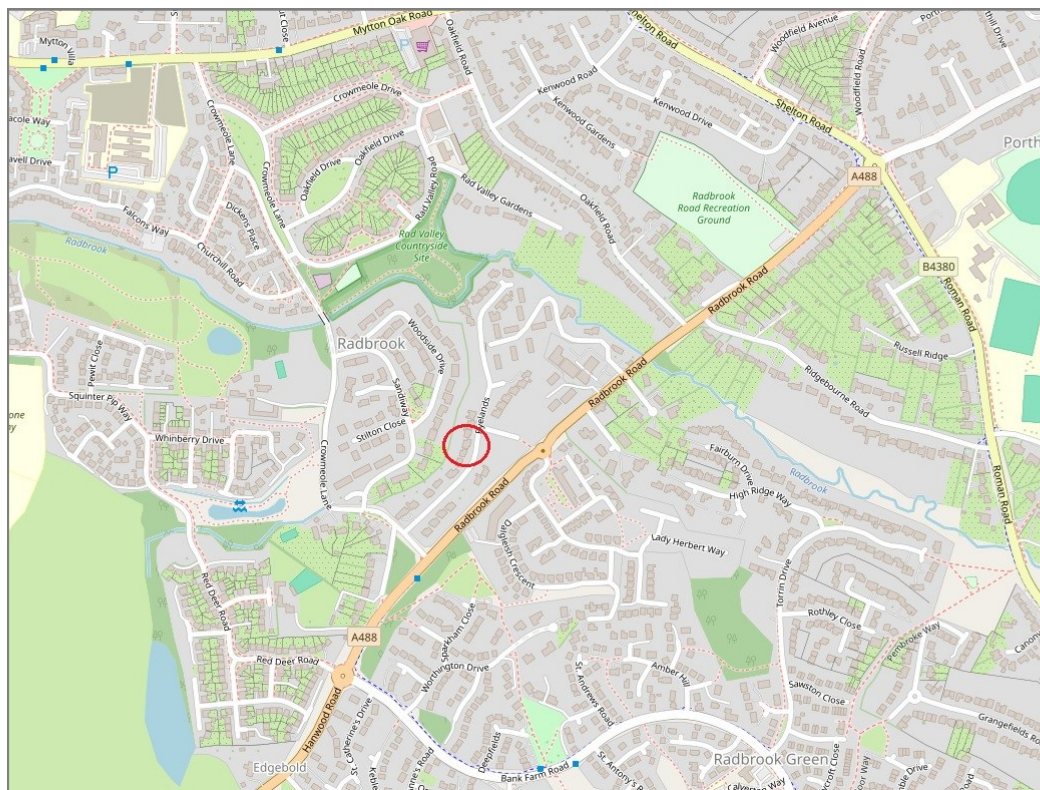
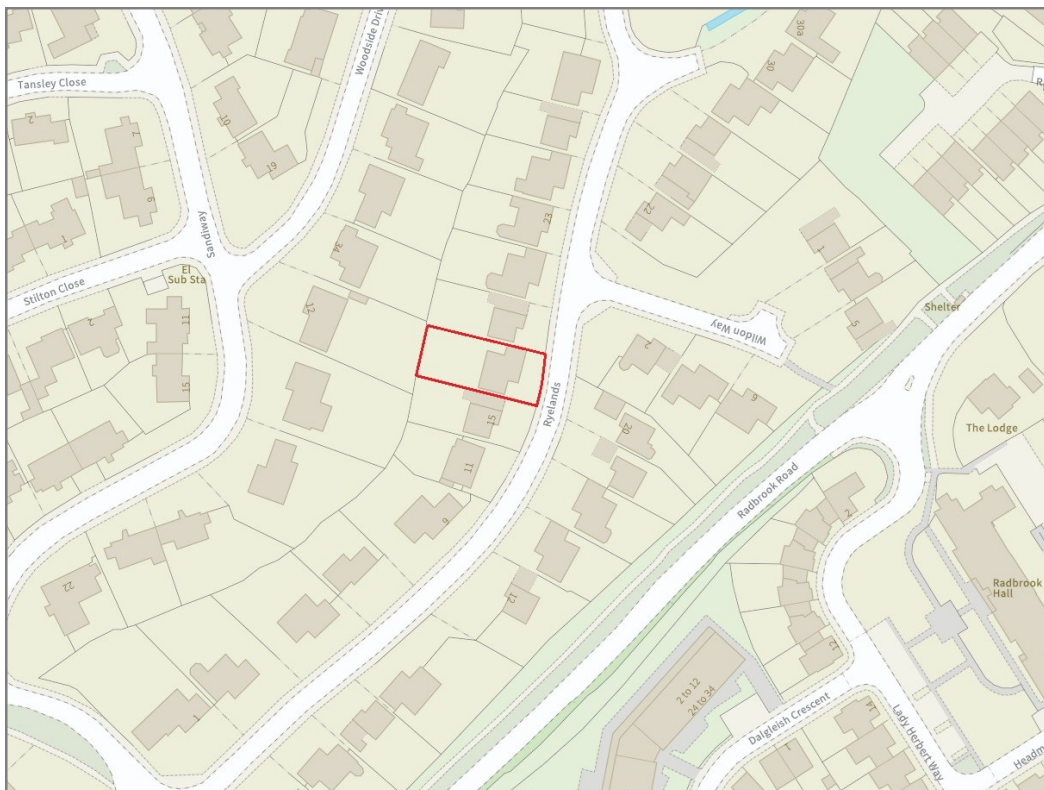
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band F
EPC Band	Band E
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

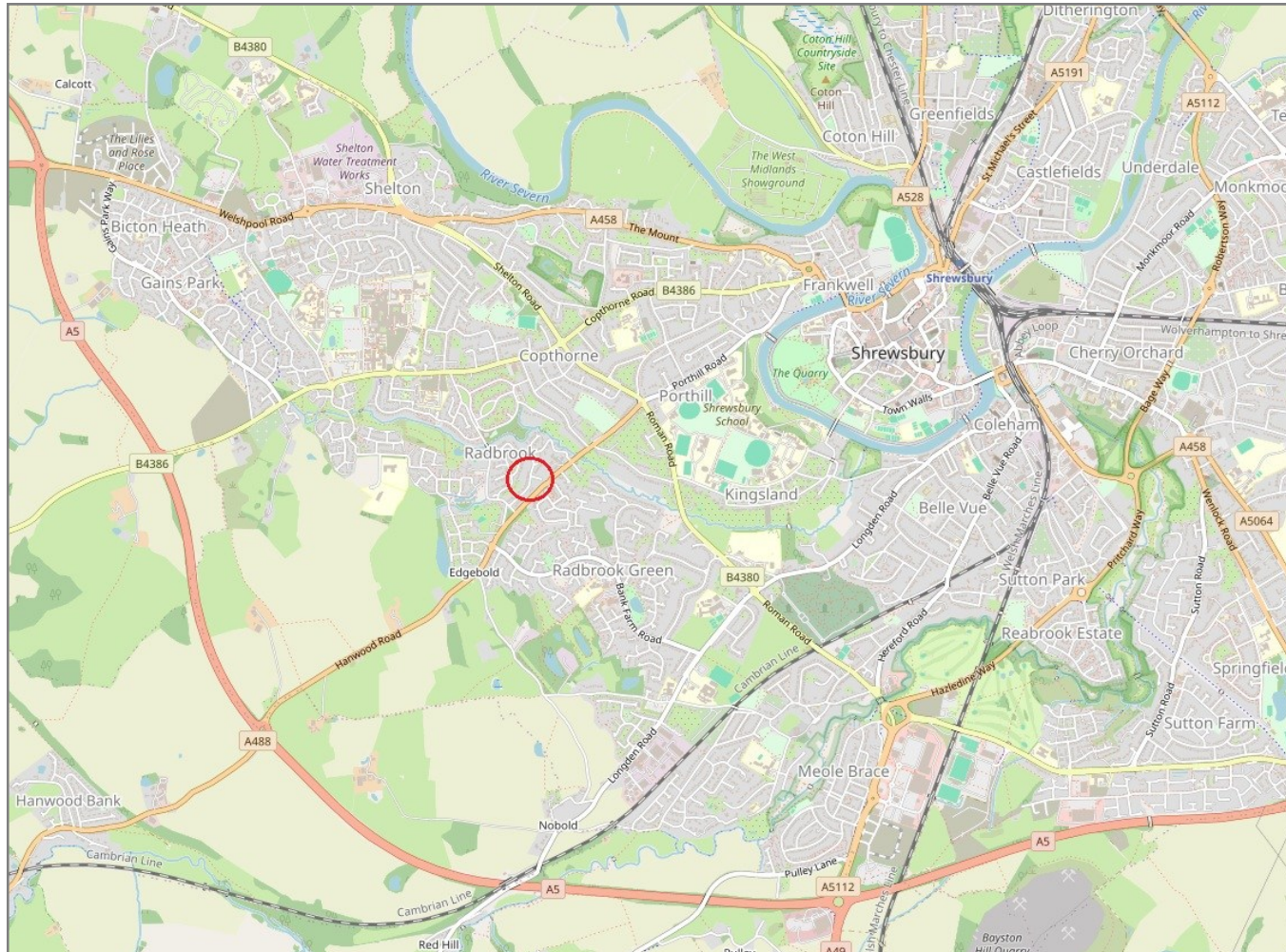
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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