



**30 Rothley Close, Radbrook, Shrewsbury, SY3 6AN**

4 bedroom detached house — £450,000 Freehold

# 30 Rothley Close, Radbrook, Shrewsbury, SY3 6AN

Coopergreenpooks.co.uk

£450,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

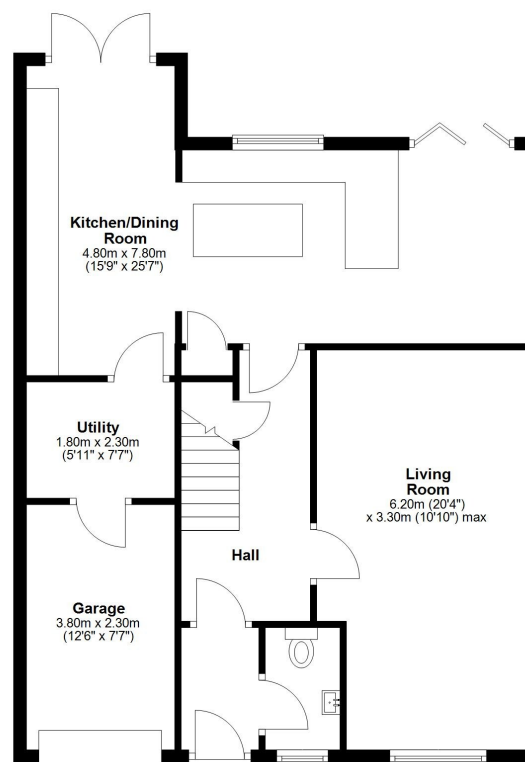
Situated on a quiet cul-de-sac within a sought-after residential area, a short walk from excellent schools and amenities, this extended and improved detached family house offers thoughtfully designed accommodation throughout, benefitting from a private landscaped garden, driveway parking, and integral garage.

## KEY FEATURES

- Entrance hall with cloakroom, opening to a good-sized inner hallway with useful storage and staircase to landing
- Large extended living room with built-in media wall and window to front
- Impressive open plan kitchen/dining room, complete with a range of well-fitted units and integrated appliances, Quartz work surfaces, island unit and breakfast bar, as well as both glazed double doors and bi-folding doors onto the rear garden
- Very practical separate utility with an internal door to the garage
- On the first floor are four generous bedrooms, a well-appointed family bathroom with shower, and en-suite to bedroom one which also has built-in wardrobes
- uPVC double glazed windows and gas fired central heating
- Private landscaped garden, laid to lawn with a covered terrace, paved pathways, and gated access to side. There is also a purpose-built timber garden store that has power and lighting, which could be used as a home office, gym, or garden room if required
- To the front of the property is a driveway providing parking for at least four cars, and access to the integral garage with electric roller shutter door
- 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

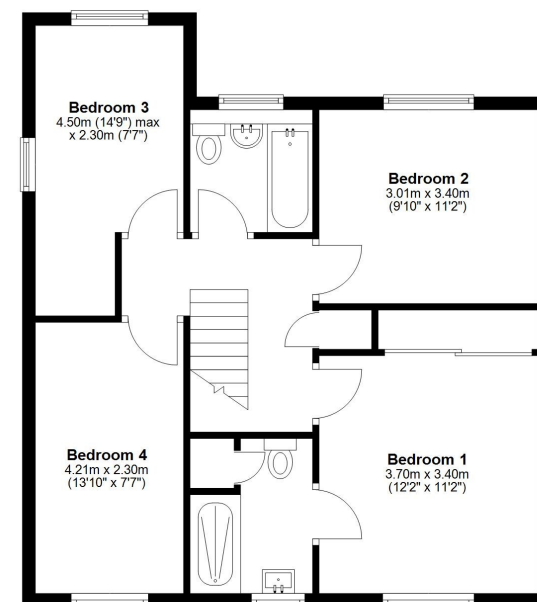
## Ground Floor

Approx. 75.6 sq. metres (813.2 sq. feet)



## First Floor

Approx. 61.5 sq. metres (662.3 sq. feet)



Total area: approx. 137.1 sq. metres (1475.5 sq. feet)









Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

[www.cgpooks.co.uk](http://www.cgpooks.co.uk)  
[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)  
01743 276666



# 30 Rothley Close, Radbrook, Shrewsbury, SY3 6AN

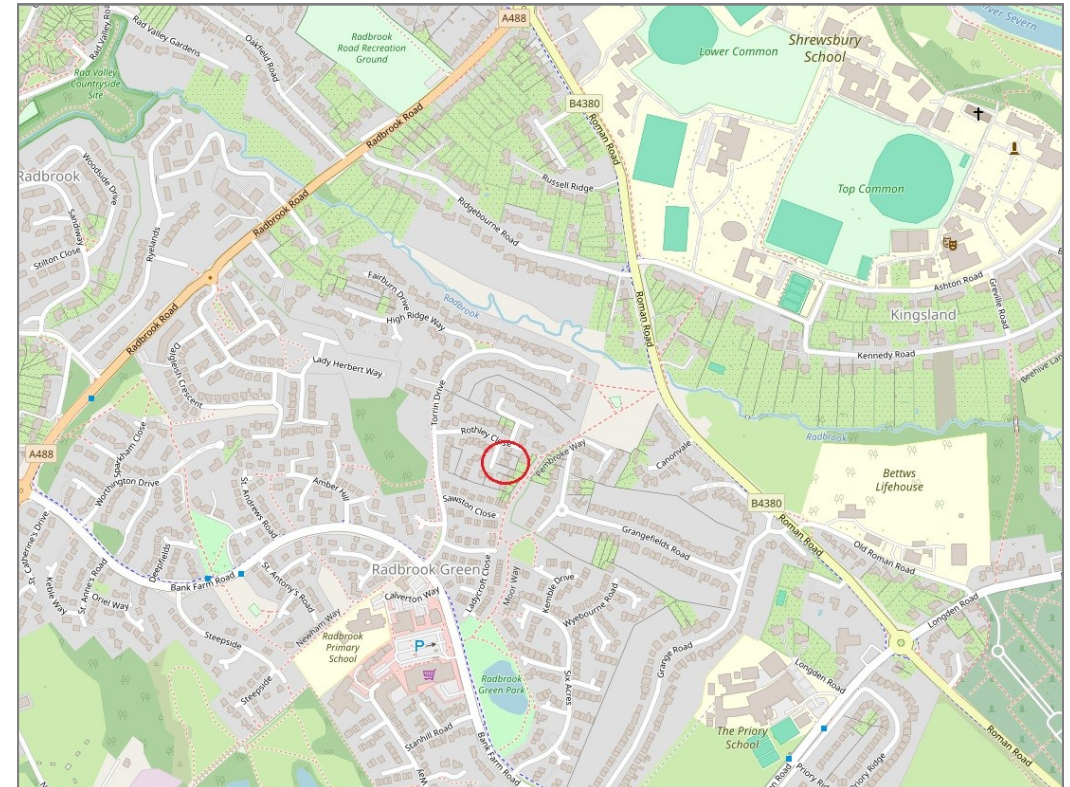
£450,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>TBC</b>
Services	<b>All mains services are connected</b>

 **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.

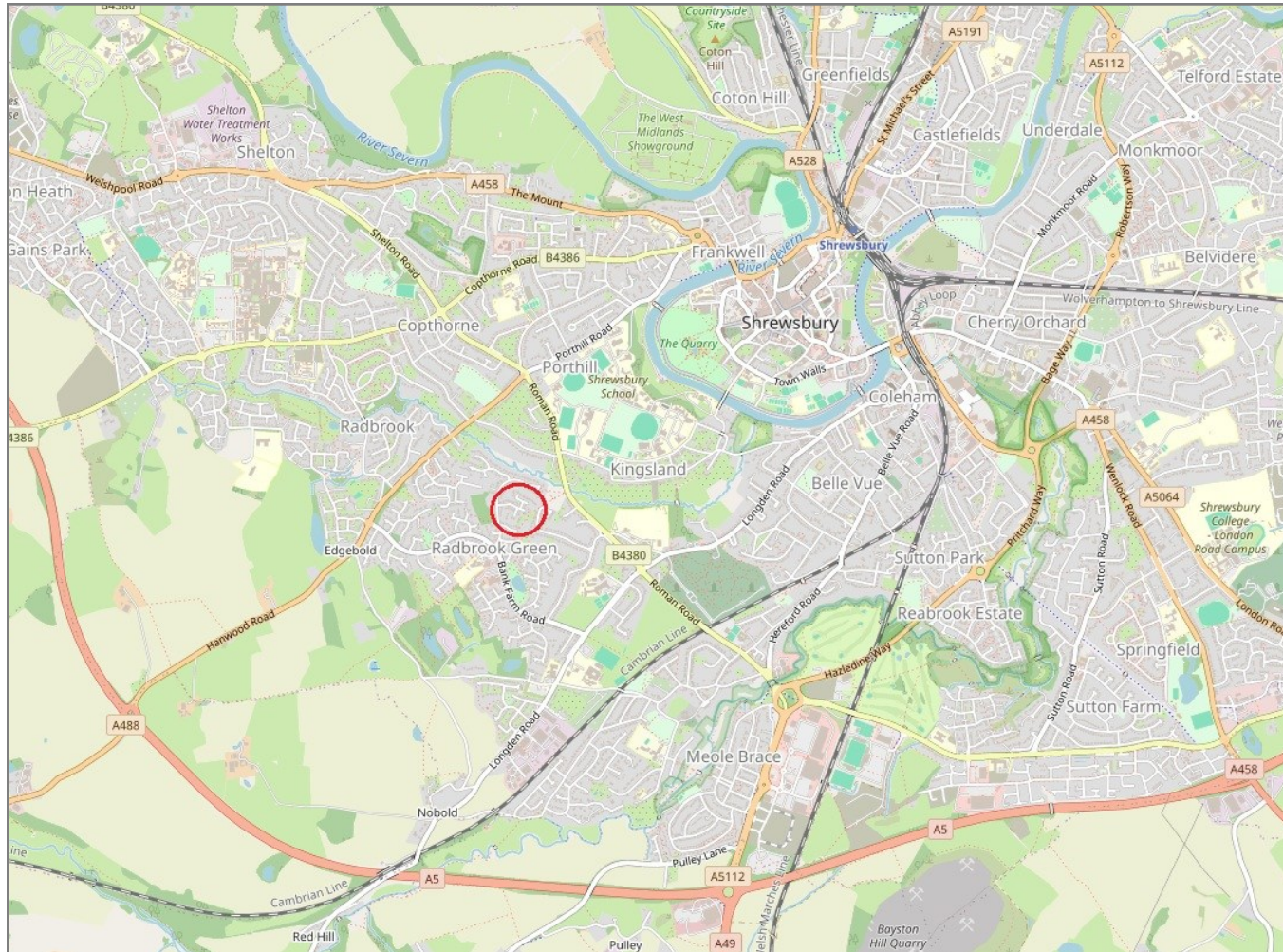
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

# 30 Rothley Close, Radbrook, Shrewsbury, SY3 6AN

Coopergreenpooks.co.uk

£450,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.