



5 Shrewsbury Road, Hadnall, Shrewsbury, SY4 4AN

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

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Offers in the region of £300,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

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Occupying a substantial plot, approaching approximately 0.2 of acre, this is an attractive well presented and charming two bedroom end of terrace property which offers vast scope for further extension / re-development subject to the necessary planning permissions / building consents. The property benefits from no upward chain and a lovely aspect to the rear over the Sansaw and Hardwick Estate grounds. Hadnall is a sought after village location, having a village hall, convenience store with post office and provides stunning walks in the nearby location of Grinshill. Commuters will be pleased to know that easy access to the A5 is readily accessible from the property which then links up to M54 motorway network. Viewing is recommended by the agent.

Accommodation

Lounge, dining room, kitchen / breakfast room, laundry room, cloakroom, first floor landing, two bedrooms, bathroom, substantial plot measuring approximately 0.2 of acre including, driveway for two cars, detached sectional double garage, brick built outside office, log cabin, further range of brick built and timber outbuildings, pleasing aspect to rear over the Hardwick Estate, upvc double glazing, gas fired central heating. Viewing is recommended.

Stable-style composite double glazed entrance door gives access to:

Lounge

12'8 x 11'0 (3.86m x 3.35m)
Having upvc double glazed window to front, coal effect gas fire set to a tiled hearth with stone-style surround and timber mantle, exposed beams to ceiling. Arch from lounge gives access to:

Dining Room

12'6 x 10'6 (3.81m x 3.20m)
Having upvc double glazed window to front, wall mounted digital heating control panel, exposed beams to ceiling, radiator. Part glazed stable-style door from dining room gives access to:

Kitchen / Breakfast Room

20'0 x 7'6 (6.10m x 2.29m)
The kitchen area comprises: eye-level and base units with built in cupboards and drawers, fitted worktops with inset 1/2 sink drainer unit with mixer tap over, space for further appliances, glass display cabinets, corner display unit, upvc double glazed window overlooking rear gardens, tiled splash surrounds. The breakfast area comprises: radiator. Wooden framed glazed doors then give access to:

Laundry Room

8'6 max x 8'2 (2.59m max x 2.49m)

Having eye-level and base units, fitted worktops, space for further appliances, vinyl tiled effect floor covering, upvc double glazed window, upvc double glazed door giving access to rear gardens, radiator. Folding door from laundry room gives access to:

Cloakroom

Having low flush wc, wall mounted wash hand basin with tiled splash surround, wall mounted extractor fan, vinyl tiled-effect floor covering.

From dining room stairs rise to:

First Floor Landing

Having upvc double glazed window, pleasing aspect to rear, radiator. Doors from first floor landing then give access to two two double bedrooms and bathroom.

Bedroom One

10'5 max x 7'9 excluding wardrobe recess (3.18m max x 2.36m excluding wardrobe recess)
Having upvc double glazed window to front, two built in wardrobes, radiator.

Bedroom Two

9'4 x 7'5 max (2.84m x 2.26m max)
Having upvc double glazed window to front, built in mirror fronted wardrobe, radiator.

Bathroom

Having a four piece suite comprising: jacuzzi bath with electric shower over, low flush wc, bidet, pedestal wash hand basin, radiator, fully tiled to walls, cupboard housing Worcester gas fired central heating boiler, upvc double glazed window to rear.

Outside

To the front of the property there is a lawned garden with low rise brick walling screening the road, paved pathway gives access to front door. To the side of this there is a brick paved driveway which gives access to:

Detached Sectional Double Garage

16'9 x 16'2 (5.11m x 4.93m)
Having up and over door to front and rear, pedestrian service door to side.

In between the house and garage gated pedestrian access leads to the property's:

Large Rear Gardens

With a variety of outbuildings. The outbuildings include:

Brick Built Home Office

16'9 x 9'2 (5.11m x 2.79m)
Having two upvc double glazed windows, upvc double glazed bi-folding doors, tiled floor.

Timber Workshop

14'1 x 8'11 (4.29m x 2.72m)

Having glazed windows, fitted power and light and service door to side.

Log Cabin

11'3 x 11'0 (3.43m x 3.35m)
Having upvc double glazed windows, coal effect electric fire and wall mounted tv. To the front of the log cabin is a covered paved patio area. There is then a further:

Useful Brick Built Store and Greenhouse

The gardens which are a fantastic feature of the property and substantial in size comprise: a variety of paved patio areas, lawned garden sections with a variety of mature shrubs, plants and bushes, outside electricity points. The rear gardens are enclosed by fencing and border the Hardwick Estate grounds.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming

from the vendor's solicitors during pre-contract enquiries.

Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOOR PLANS

