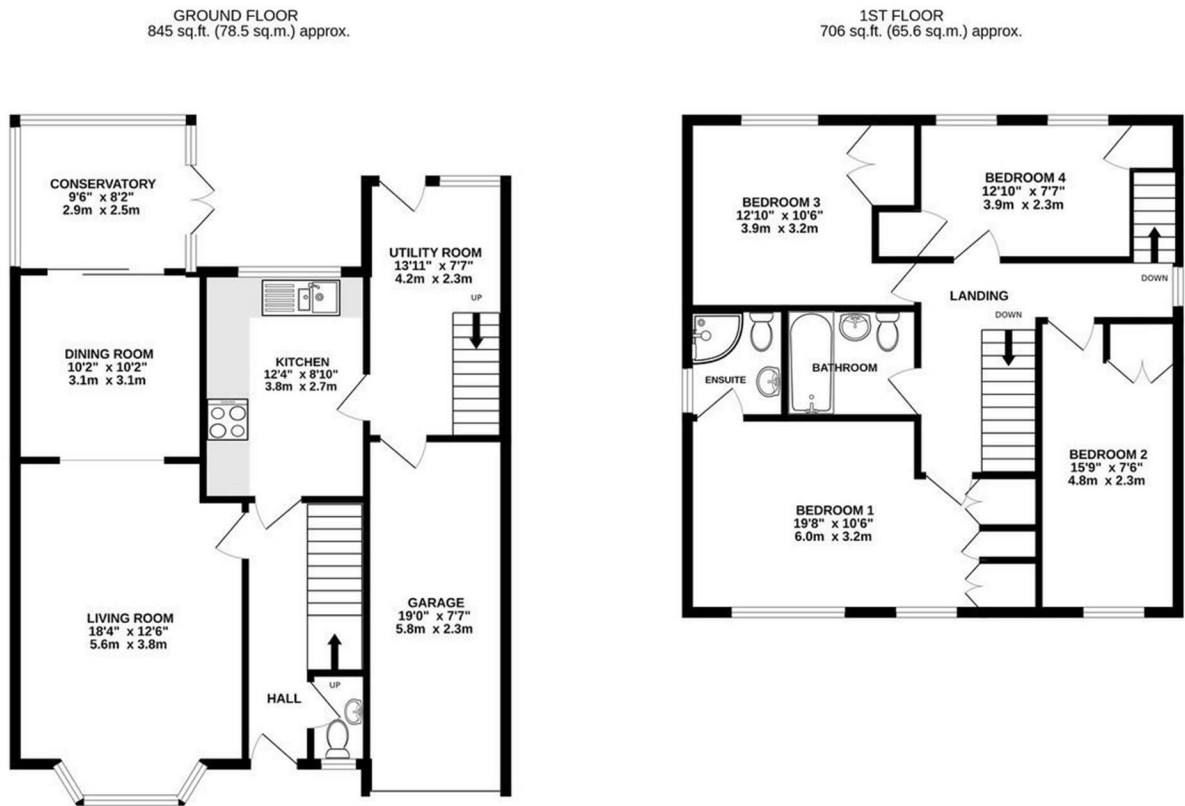


FOR SALE

16 Wedgefields Close, Hadnall, Shrewsbury, SY4 4DF



TOTAL FLOOR AREA : 1551 sq.ft. (144.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

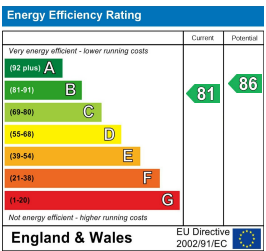
Offers in the region of £385,000

16 Wedgefields Close, Hadnall, Shrewsbury, SY4 4DF

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A deceptively spacious and particularly versatile detached house, providing well proportioned rooms, set with garage and south facing gardens in this most popular village location.




01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com




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MILEAGES: Shrewsbury 6.3 miles, Telford 16.5 miles. All mileages are approximate.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Cul-de-sac position
- Popular village location
- Versatile layout and well proportioned rooms
- Driveway parking and garage
- South facing gardens
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury proceed north and take the A49 towards Whitchurch. After a few miles you will enter Hadnall and on passing the 30 mph speed limit sign, take the right turn into Wedgefields Close. Follow this road around to the left and the property will be seen on the right hand side identified by a Halls for sale board.

SITUATION
The property is situated just north of the county town of Shrewsbury in the centre of the popular village of Hadnall which offers a basic range of amenities including a village hall, pub, shop, primary school, nursery and church. On the northern outskirts of Shrewsbury itself, is a retail park with a selection of supermarkets, DIY and other retail stores. Shrewsbury town centre offers a comprehensive range of social and leisure facilities and a rail service. Commuters will find ready access via the A49 north to Whitchurch or south to Shrewsbury and Telford via the A5 and M54 motorway.

DESCRIPTION
16 Wedgefields Close is a highly appealing detached house, providing well proportioned and versatile accommodation. The ground floor comprises a spacious living room, dining room, kitchen, guest WC, rear hall, front and rear staircases which lead to the first floor. To the first floor, there are four bedrooms, the principle of which has an en-suite shower room, whilst the remaining three are served by the family bathroom. Outside, there is a generous amount of driveway parking, which also gives access to the integral garage. The gardens predominantly sit to the rear and these benefit from a south facing aspect and are mostly laid to lawn with established and well stocked shrubbery beds and borders.

ACCOMMODATION
Storm porch with panelled part glazed UPVC entrance door leading into:-
ENTRANCE HALL
Staircase to first floor, with built in understairs storage cupboard.
GUEST WC
With low level WC, pedestal wash hand basin with tiled splash.
LIVING ROOM
Solid wood flooring. Ornamental fireplace, housing a living flame gas fire. Bay window. Archway through to:-

DINING ROOM
Solid wood flooring. Sliding patio doors to conservatory.
KITCHEN
Providing a range of eye and base level storage cupboards and drawers, with work surface area over and incorporating a one and a half bowl sink unit and drainer with mixer tap, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge, integral Hoover electric oven and grill with Sharp microwave oven over. Four ring gas hob unit, tiled splash, part glazed door to rear hall.

CONSERVATORY
With tiled floor and wrap around UPVC double glazed windows and glazed roof, twin glazed french doors leading out onto the rear patio and gardens.
REAR HALL
With access door to garage, staircase to first floor, wall mounted Worcester gas fired central heating boiler and part glazed UPVC door to rear gardens.

FIRST FLOOR LANDING
With access to loft space, built in airing cupboard with hot water cylinder and shelving.

BEDROOM ONE
With a range of built in wardrobes with over head storage cupboards. Door to:-

EN-SUITE SHOWER ROOM
With a suite comprising low level WC, wash hand basin, set in vanity unit with storage cupboards under and tiled splash, corner shower cubicle with wall mounted electric shower, inset tiling and sliding splash screen.

BEDROOM TWO
With built in double wardrobe and pleasant aspect over rear garden.

BEDROOM THREE
With access to loft space and built in double wardrobe.

BEDROOM FOUR
With built in wardrobe and built in storage cupboard, pleasant aspect to rear.

BATHROOM
Providing a white suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under, panelled bath with electric shower over, shaving connection point. Extractor fan.

OUTSIDE
The property is approached over a block paved driveway, with parking for numerous vehicles whilst also giving vehicular access to the integral garage and pedestrian access to the front and side of the property.

GARAGE
With up and over entrance door. Power and light points.

THE GARDENS
To the front, the gardens offer neatly maintained areas laid to lawn, with surrounding shrubbery beds and borders containing a variety of plants including roses. The majority of the gardens are positioned to the rear and sitting adjacent to the back of the property is a flagged patio entertaining area with steps rising to generous lawns with abundantly stocked and well established shrubbery beds and borders. Potting shed. External cold water tap. Pedestrian access is available down one side of the property.

GENERAL REMARKS

AGENTS NOTE
Perspective purchasers should note that the property ahs the benefit of solar panels to the rear elevation.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'D' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.