

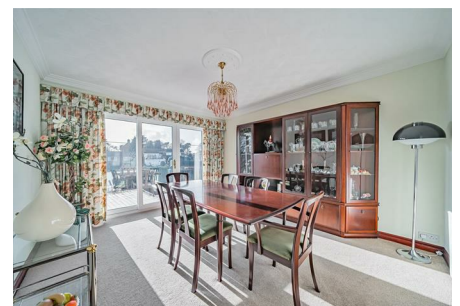


FOR SALE

Offers in the region of £550,000

Trefwyns Higher Road, Harmer Hill, Shrewsbury, SY4 3EE

An incredibly impressive detached bungalow, offering nearly 2,500 sq foot of accommodation, situated in an elevated position in the incredibly popular village of Harmer Hill.





- Immaculately presented
- Lovely views
- 3 Bedrooms
- 2 Reception rooms
- Kitchen/breakfast room
- Snooker room/bedroom 3 could be converted into 2 bedrooms
- Raised south west facing terrace and rear patio
- Garage

DIRECTIONS

From Shrewsbury, proceed north along the A528 Ellesmere Road and on reaching Harmer Hill, turn left by the Bridgewater Arms onto the Ellesmere Road. Continue for a few hundred meters and the property will be set back on the right hand side.

SITUATION

The property is located on the fringe of this pleasant and popular village, situated 7 miles north west of the county town of Shrewsbury, which boasts a wealth of amenities including boutique style shops, bars and restaurants. Popular schools in the state and private sector, the Theatre Severn and Shrewsbury Railway Station. Harmer Hill has an active Village Hall and restaurant/Public House with a school bus service through to Baschurch, Wem and Ellesmere.

There are some lovely walks in the area, particularly off Lower Road. The neighbouring village of Myddle offers a primary school and a pub. More comprehensive amenities can be found at Wem, which provides a range of shops and schools including the popular Thomas Adams, together with a rail service, which is also available in the neighbouring hamlet of Yorton via a railway Halt. Commuters are well placed with access to a number of commercial centres including Telford and Birmingham.

DESCRIPTION

Trefwyns is an impressive detached individually designed bungalow that offers wonderfully spacious and incredibly flexible accommodation. The property is immaculately presented throughout, the layout, attention to detail and quality of finish are exceptional. Trefwyns is a three bedroom home that is currently set up with two bedrooms and a spectacular games room/snooker room. This could easily be used as the principle bedroom or in fact converted very simply into two further bedrooms if needed. The accommodation is set on one floor with no split levels internally.



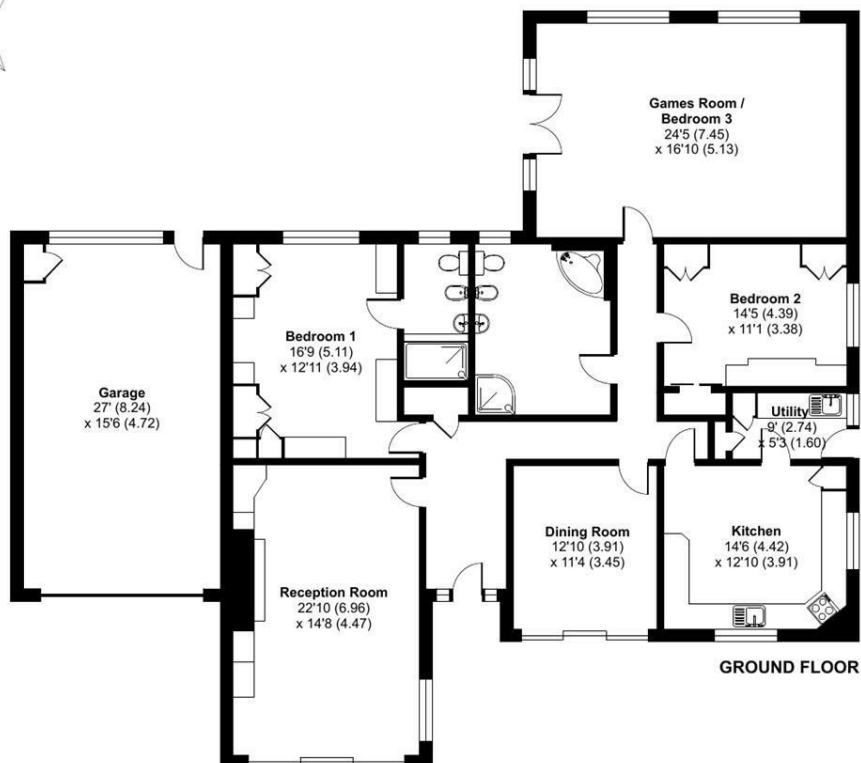
Harmer Hill, Shrewsbury, SY4

Approximate Area = 2005 sq ft / 186.2 sq m

Garage = 419 sq ft / 38.9 sq m

Total = 2424 sq ft / 225.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1250734



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



ACCOMMODATION

RECEPTION HALL

LIVING ROOM

A well proportioned room with dual aspect windows and has a feature marble fireplace with inset multi fuel burner. Sliding doors leading out to the front terrace.

DINING ROOM

With sliding doors giving access to the raised patio at the front.

KITCHEN

With an array of wall and floor units, built in appliances and tiled floor. Dual aspect windows overlooking the lovely views to the front.

UTILITY ROOM

BEDROOM ONE

With built in wardrobes and a

EN-SUITE SHOWER ROOM

Comprising a low level WC, bidet, wash hand basin and shower cubicle.

BEDROOM TWO

A spacious double bedroom with built in wardrobes.

GAMES ROOM/BEDROOM 3

24'5" x 16'10"

French doors to the rear patio. This room could be converted into two further bedrooms.

BATHROOM

With a jacuzzi bath centrally positioned, walk in shower, vanity unit, WC and bidet.



OUTSIDE

The property is initially approached over a driveway providing parking for numerous vehicles, which then leads onto a large private frontage with block paved driveway and raised patio/terrace area with lovely views. There is also a lawned area surrounded by mature bushes. The driveway leads to the large double garage. To the rear there are low maintenance patio gardens backing onto open countryside.

GENERAL REMARKS

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 and drainage are understood to be connected. Electric central heating. None of these services have been tested.



COUNCIL TAX

The property is in Council Tax band 'G' on the Shropshire Council Register.

VIEWINGS

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

FOR SALE

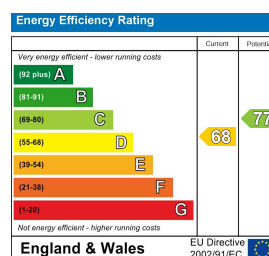
Trefwys Higher Road, Harmer Hill, Shrewsbury, SY4 3EE



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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



Halls 1845

01743 236444

Shrewsbury Sales

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