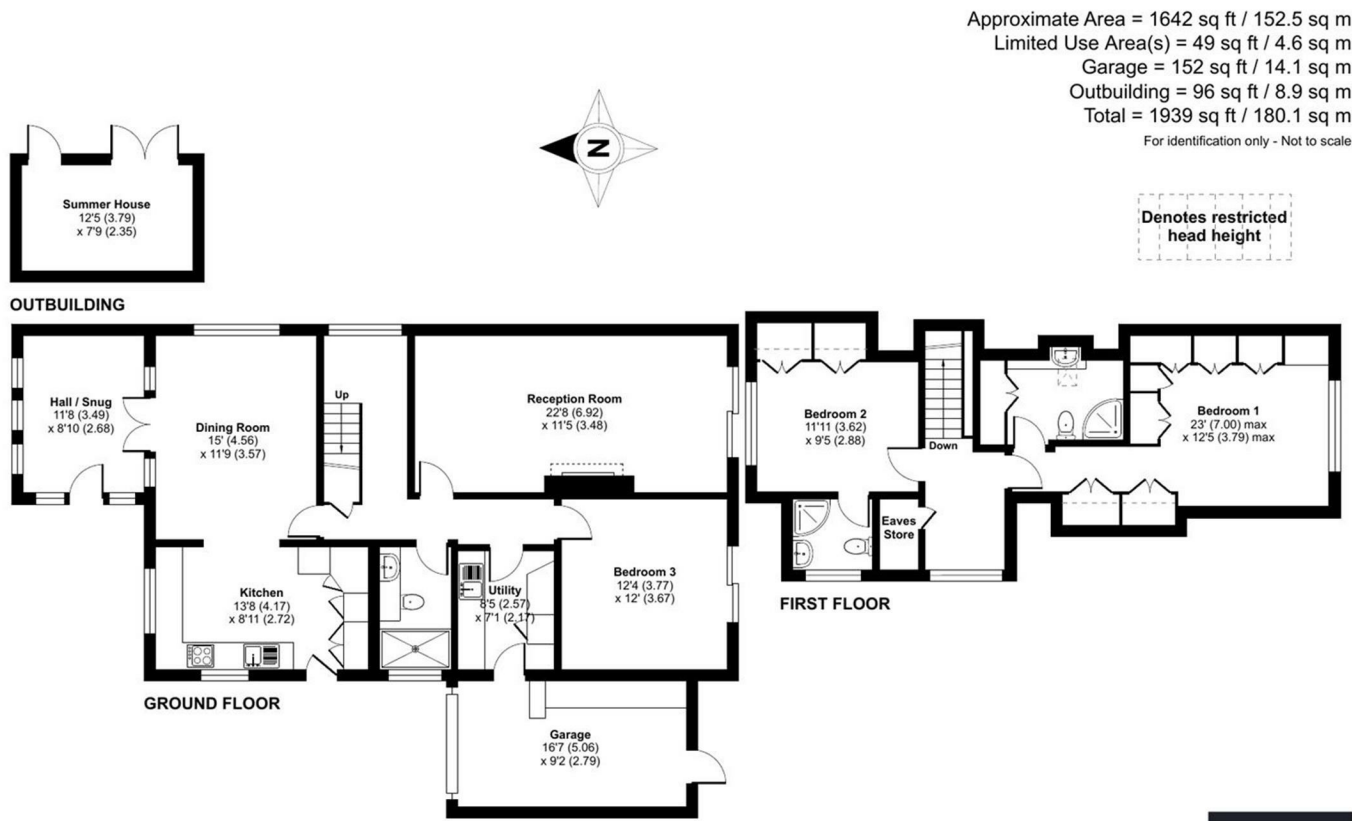


FOR SALE

8 Pool Drive, Hadnall, Shrewsbury, SY4 4BQ



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1260657



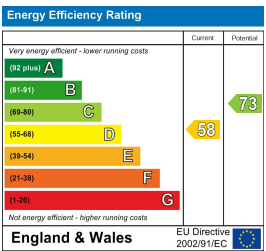
FOR SALE

Offers in the region of £425,000

8 Pool Drive, Hadnall, Shrewsbury, SY4 4BQ

**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 recently updated and superbly appointed dormer bungalow offering spacious and versatile accommodation, set with delightful large gardens in this most popular rural village.



01743 236 444

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



onTheMarket.com



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MILEAGES: Shrewsbury 6.3 miles and Telford 22 miles. All mileages are approximate.



2 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



- Immaculately presented
- Neatly appointed
- Spacious and Flexible accommodation
- Beautiful rear gardens
- Garage and Car Port
- Popular Village

**DIRECTIONS**  
From Shrewsbury proceed north along the A49. Continue into the village of Hadnall. As you head into the village take the turn signposted Astley. Continue along taking the left turn into Pool Road, followed by the next left into Pool Drive. Proceed to the end of the cul-de-sac and the property will be identified on the right hand side.

**SITUATION**  
The property occupies an excellent position in the popular village of Hadnall. The village itself offers a range of amenities including a public house, general store, primary school and church. Shrewsbury town centre is readily accessible and provides a comprehensive range of leisure, social and shopping facilities together with a rail service. To the northern outskirts of the town are a number of retail parks with a selection of supermarkets. The property is also a short distance from the A49 commuter route which links north to Chester and south to the A5 and M54 motorway.

**DESCRIPTION**  
8 Pool Drive is a beautifully appointed and immaculately presented dormer bungalow that has been updated recently throughout including a brand new kitchen.. The ground floor boasts three reception rooms with a recently fitted extended kitchen, separate utility room, newly fitted shower room and the third bedroom. To the first floor there are two really good size double bedrooms, both of which benefit from an en-suite shower room. Outside, is a block paved driveway which continues into the car port with garage beyond. The gardens predominantly sit to the rear and provide a large Indian sandstone entertaining area with adjoining neatly manicured lawns and abundantly stocked shrubbery beds and borders. To the top section of garden is an additional patio area and generous summer house/store.

**ACCOMMODATION**  
Panelled part glazed entrance door leads into:  
**RECEPTION HALL/SNUG**  
With access to loft space. Wood effect tiled flooring and twin glazed doors with full length glazed side panels leads through to:  
**DINING ROOM**  
With coved ceiling. Wood effect tiled floor and feature fireplace. Opens to the  
**KITCHEN**  
Providing a most attractive range of soft close eye and base level units comprising cupboards and drawers with granite work surface over and incorporating a one and a half bowl ceramic unit and drainer with mixer tap over. Integral Neff double oven and grill with integral AEG microwave oven over. Eye level display cupboard. Granite splash. Four ring Neff induction hob with AEG extractor over. Integral AEG dishwasher. Integrated AEG fridge and freezer unit. Tall pantry style corner cupboards with shelves. Wood effect tiled flooring. Panelled part glazed Banbury door leading onto driveway.

**INNER HALL**  
With part glazed staircase rising to first floor. Built in under stair storage cupboard. Window seat with storage Ceiling downlighters. Doors off and to:

**WET ROOM**  
Providing a suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under. Walk in shower with rainforest shower head. Tiled walls and tiled splash.

**SITTING ROOM**  
With engineered oak flooring. Feature fireplace having coal effect living flame gas fire. Sliding patio doors leading out onto the generous sun terrace and stunning private gardens beyond.

**SITTING ROOM/BEDROOM THREE**  
With sliding patio doors leading out to the delightful rear gardens.

**UTILITY**  
Providing an extensive range of eye and base level storage cupboards with generous work surface area over and one and a half bowl stainless steel Franke sink unit and drainer with mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge freezer. Part tiled walls and tiled splash. Access door to garage.

**FIRST FLOOR LANDING**  
A generous space with window seat and storage under. Eaves storage and doors off and to:  
**BEDROOM ONE**  
Providing an extensive amount of fitted bedroom furniture comprising wardrobes, drawer units and storage cupboards. Pleasant aspect to rear. Door to:  
**EN-SUITE SHOWER ROOM**  
With tiled floor and providing a modern white suite comprising low level WC with hidden cistern, sink unit set in vanity unit with Corian top and mixer tap over and storage cupboards under. Generous corner shower cubicle with sliding splash screen. Fully tiled walls. Ceiling downlighters. Wall mounted heated towel rail. Useful airing cupboard with shelving, hanging rail and housing the hot water cylinder and the boiler.

**BEDROOM TWO**  
Access to loft space, storage cupboards.  
**EN-SUITE SHOWER ROOM**  
With tiled floor and a white suite comprising low level WC, pedestal wash hand basin and corner shower cubicle with electric shower unit. Wall mounted heated towel rail. Fully tiled walls.

**OUTSIDE**  
The property is approached over a generous block paved driveway which gives access to the car port with external cold water tap and garaging beyond. There is additional parking to the side of the property.

**GARAGE**  
With remote controlled panelled electric entrance door (Henderson). Range of fitted eye and base level storage cupboards with generous work surface area over. Pedestrian access door to garden.

**THE GARDENS**  
To the front the gardens are laid for ease of maintenance providing gravelled borders with space for potted plants. Double electric power point. Gated access leads down one side of the property over a flagged pathway with well stocked herbaceous border leading to the rear. The majority of the gardens are positioned to the rear and these are a most attractive feature as they are private. Sitting immediately adjacent to the Living Room is a large Indian sandstone sun terrace which offers an excellent outdoor entertaining area. A pathway flanks beautifully manicured and maintained lawns together with a number of abundantly stocked herbaceous beds and borders containing numerous flowering shrubs and plants. Timber and felt storage shed. The path extends to the top of the garden where a raised BBQ/Patio area and Summer House can be found. The Summer House offers a delightful extension to the garden whilst also providing further storage with lighting and electric.

**GENERAL REMARKS**  
**FIXTURES AND FITTINGS**  
**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 currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).  
**VIEWSINGS**  
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@halls.gb.com](mailto:shrewsbury@halls.gb.com)