



3 ABBOT DRIVE
HADNALL | SHREWSBURY | SY4 4FF





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Shrewsbury 6.3 miles | Telford 15.9 miles
(all mileages are approximate)

A MUCH IMPROVED AND BEAUTIFULLY PRESENTED FOUR BEDROOM
DETACHED HOUSE WITH LANDSCAPED GARDENS, SITUATED ON A
SOUGHT AFTER DEVELOPMENT IN THE POPULAR VILLAGE OF HADNALL.

- Quality finish throughout
- Open plan kitchen/dining room
- Sitting room with contemporary fire
- Landscaped gardens
- Patio area



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury proceed to Battlefield and take the A49 North towards Whitchurch. After approximately 2 miles and on entering the village of Hadnall continue past The New Inn public house. Turn into Abbot Drive and the property will be found on the left hand side.

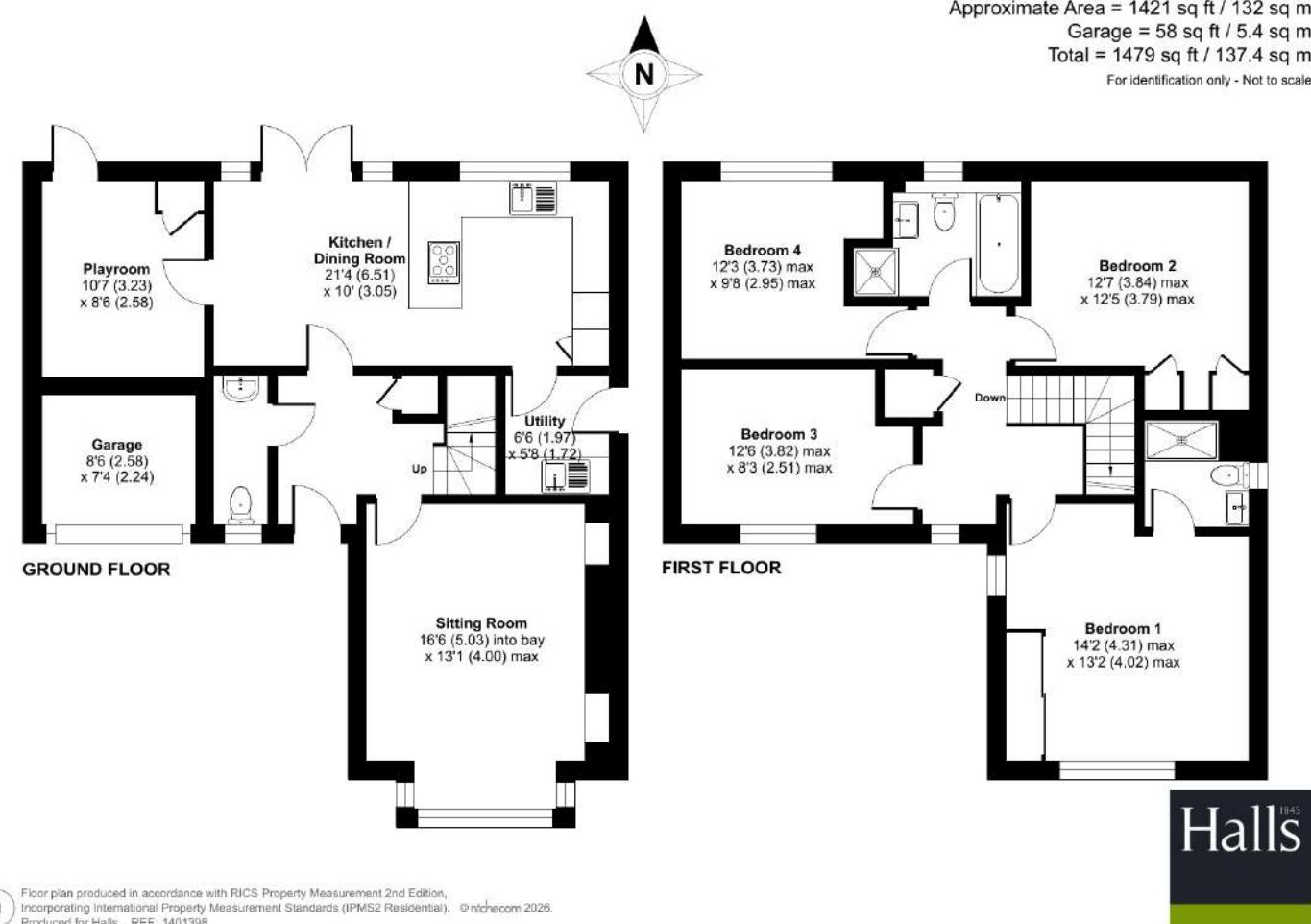
SITUATION

The property occupies a delightful location on the fringe of a sought after development in the popular village of Hadnall. The village itself provides a number of basic amenities including shop, primary school, pub, church and village hall. The village is well placed for easy access to Shrewsbury including business and retail parks, together with a selection of supermarkets close by. Shrewsbury town centre offers an excellent shopping centre and a selection of schools, whilst commuters will also find easy road links to the A5/M54 motorway to Telford and Wolverhampton or north to Whitchurch and thereon to Chester.

PROPERTY

3 Abbots Drive is a wonderful modern family home, offering incredibly well laid out and spacious accommodation set over two floors. The property comprises a reception hall with free flowing access to the ground floor accommodation, a well proportioned and bright sitting room with media wall, herringbone flooring, a contemporary fireplace and bay window.

To the rear of the property is the hub of the house where there is a high quality kitchen/dining room with French doors offering views of the enclosed rear garden. The kitchen comprises a good range of cabinets with worktops and upstands, a range of built in appliances, including gas hob with extractor above, dishwasher,



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1401398

double oven, there is access to the utility room with space for the washing machine and tumble dryer. A modern ground floor cloakroom with WC and wash hand basin and a separate playroom in part of the converted garage complete the ground floor accommodation.

The staircase from the reception hall rises to the first floor landing, boasting four bedrooms with the principal benefiting from a lovely en- suite shower room and a selection of built in wardrobes. There are three further double bedrooms with a family bathroom with a separate walk in shower. Bedroom two is currently used as an office/dressing room and the freestanding wardrobes will be left in situ.



OUTSIDE

To the front of the property there is a small lawned garden with a brick paved private driveway which gives access to the garage (offering storage to the front) that has an up and over door.

THE GARDENS

There is a large paved patio area that stretches the width of the plot and is perfect for al fresco entertaining. There is an outside electricity point, lawned garden, raised inset shrubs and trees, outside lighting point. The rear garden are enclosed by brick walling and fencing.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage. None of these services have been tested.

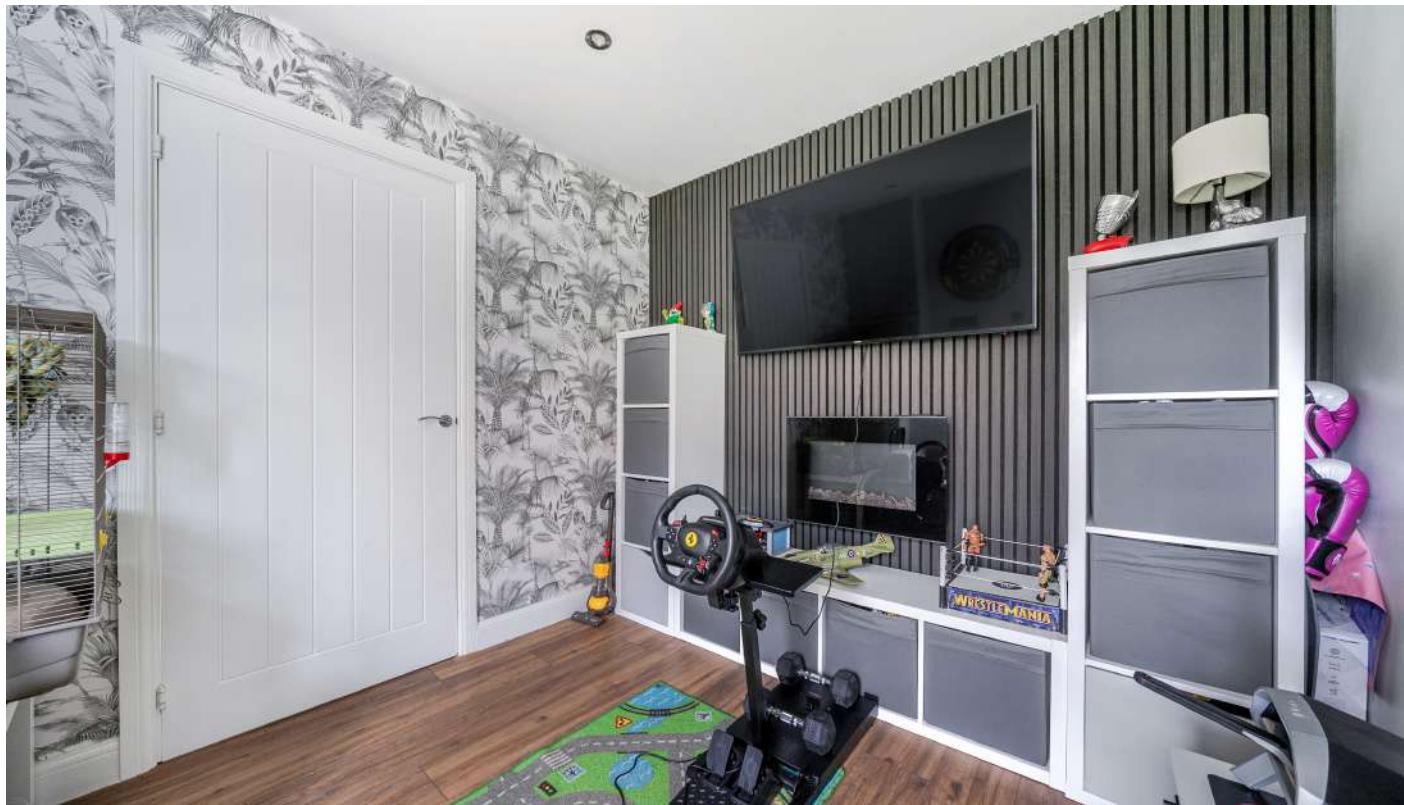
LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – E



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.



