



9 ABBOT DRIVE
HADNALL | SHREWSBURY | SY4 4FF

Halls 1845



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

AN INCREDIBLY IMPRESSIVE DETACHED HOUSE, FINISHED TO THE HIGHEST OF STANDARDS, WITH LANDSCAPED GARDENS BACKING ONTO OPEN COUNRTYSIDE, SITUATED ON A SOUGHT AFTER DEVELOPMENT.

The largest house on the development

Open plan kitchen/dining/family room

5 bedrooms, 2 en-suites and a family bathroom

Landscaped private rear gardens overlooking open countryside

Large private driveway for many vehicles with the benefit of an EV car charging point and detached garage



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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3words - //flippers.expensive.amuses

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 right into Abbot Drive and follow the road to the left. The property occupies a delightful location at the end of the development on the left hand side backing on to open countryside.

SITUATION

Occupying the most desirable plot on Abbot Drive, in the popular village of Hadnall, the property benefits from the fact it backs on to open countryside offering great views and a great deal of privacy to the rear.

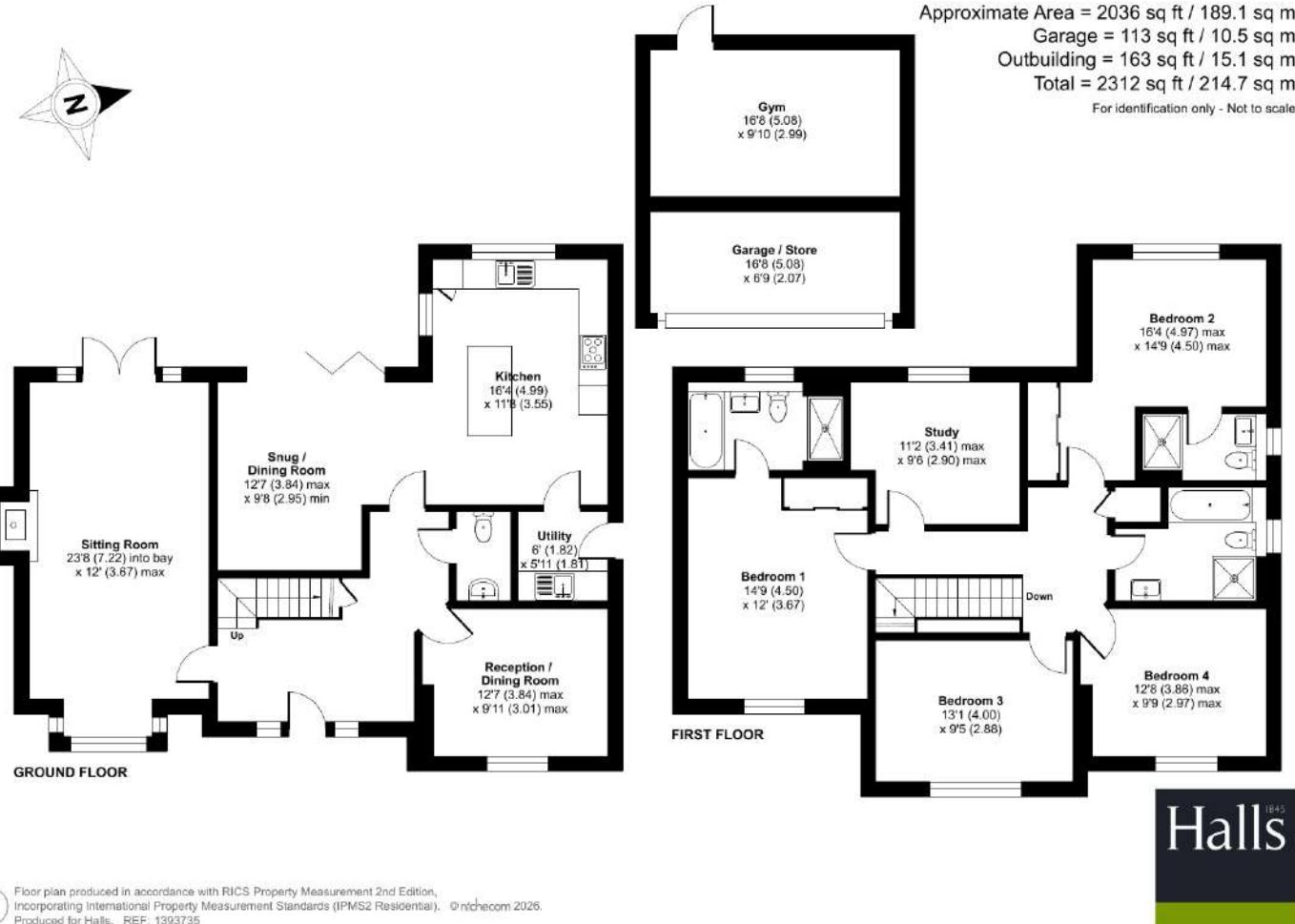
The village of Hadnall itself provides a number of basic amenities including a shop, primary school, pub, church and village hall.

The village is well placed for easy access to Shrewsbury, which includes 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

9 Abbot Drive is an incredibly impressive substantial modern family home, offering incredibly well laid out and spacious accommodation set over two floors. The property has been finished to a highest of standards.

The accommodation comprises a reception hall with free-flowing access to the ground floor accommodation, an incredibly well proportioned front to back sitting room with dual aspect windows with patio doors and



bay window, log burning stove with slate hearth, inset brick fireplace. To the rear of the property is the hub of the house, where there is a high-quality kitchen/dining/family room with bi-folding doors leading to the rear patio and gardens beyond, offering views of the fields behind. The kitchen comprises a good range of wall and floor units with Quartz worktops, large centre island with breakfast bar, a range of Neff appliances, including a dishwasher, double oven and microwave, there is also an

integrated fridge freezer and separate wine fridge, access to the utility room with a sink and space for the washing machine and tumble dryer. A modern cloakroom with WC and wash hand basin and a separate play/family room/office complete the ground floor accommodation.

An oak staircase turns and rises to the first floor landing, boasting five bedrooms with the principal benefiting from a lovely en-suite bathroom



with bath and separate shower and built in wardrobes. Bedroom two also has an en-suite shower room and built in wardrobes with a family bathroom comprising bath and separate shower serving the remaining three bedrooms. Bedroom five is currently used as an office.

OUTSIDE

To the front, the property has a large brick paved and tarmac driveway which provides ample parking and gives access to the large detached double garage. There is also an EV car charging point.

DOUBLE GARAGE

The rear of the garage has been converted into a gym/home office with the front still having up and over doors.

THE GARDENS

The gardens to the front are low maintenance borders with shrubs and bushes and a useful pathway leading to the front and side of the property. To the rear there is a fantastic outdoor entertaining space with adjoining flowing lawns and low maintenance borders. It should be noted that the rear gardens have delightful

views over adjoining fields and farmland.

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 – F



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.



