



Roger
Parry
& Partners

The Gables Lower Road, Harmer Hill,
Shrewsbury, Shropshire, SY4 3QX



**The Gables Lower Road, Harmer Hill, Shrewsbury, Shropshire, SY4 3QX
Offers In The Region Of £725,000**

Internal inspection is recommended to appreciate this detached family home, which has been extended and greatly improved providing spacious and versatile accommodation, perfect for those who love to entertain. Set in delightful well managed grounds with Generous Garden, Driveway, Double Garage, Paddocks and Barn, making it ideal for those who have a pony or small livestock.

The accommodation which boasts 2366 square foot of space includes; Entrance Hall, Utility, WC, Kitchen, Dining Room, Lounge, Family Room and Sitting Room. On the First Floor is Principal Bedroom with En Suite, Guest Bedroom with En Suite, Three further double Bedrooms and Family Bathroom.





Floor Plan
(not to scale - for identification purposes only)



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The property occupies an enviable position on Lower Road and has the most stunning far reaching views. Harmer Hill has an active Village Hall and restaurant/Public House with a school bus service through to Baschurch, Wem and Ellesmere. There is ease of access to the A5/M54 motorway network and the County Town and the nearby market Town of Wem boasts an excellent range of amenities including Railway Station with links to Crewe and London.

Entrance Hall

7'1" x 4'6"

With door leading into garage and door into;

Utility

6'7" x 11'7"

With base units with worksurfaces over, matching range of eye level wall units, space for washing machine, tumble dryer and fridge freezer. Radiator. Door to;

Wc

6'1" x 3'0"

Fitted with WC and wash hand basin with tiled surround.

Kitchen

8'11" x 12'4"

Comprehensively fitted with range of wooden fronted units incorporating single sink unit with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and double oven with hob above and extractor. Matching range of eye level wall units and display units, tiled flooring, window to the front. Breakfast bar area, radiator, glazed door to

Dining Room

13'8" x 12'4"

With exposed ceiling timbers, window to front and radiator.

Sitting Room

13'6" x 12'11"

With two windows to front, radiator and open access to

Family Room

23'1" x 8'4"

With stunning open views out to the garden and open space beyond. French doors to garden, radiator and tiled flooring.

Lounge

22'0" x 13'1"

With windows and French doors overlooking rear garden and views beyond. Radiator and log burner set on slate hearth.

From the Inner Hall stairs rise to FIRST FLOOR LANDING with access to loft space, radiator and ample space for office area with window providing far reaching open views.

Principal Bedroom

13'6" x 13'11"

With window to rear again providing far reaching open views, radiator and door leading to walk in wardrobe.

En Suite Shower Room

6'7" x 7'4"

With suite comprising fully tiled shower cubicle, wash hand basin and WC. Heated towel rail, window to the front and complementary tiled surrounds.

Guest Bedroom

11'7" x 12'7"

With window to front, radiator and built in wardrobes.

En Suite Shower Room

4'11" x 6'7"

With suite comprising fully tiled shower cubicle, wash hand basin and WC. Window to the front and complementary tiled surrounds.

Bedroom

12'1" x 13'1"

With window to rear, radiator and built in wardrobes.

Bedroom

9'5" x 12'11"

With window to front and radiator.

Bedroom

9'6" x 13'1"

With window to rear and radiator.

Bathroom

6'7" x 11'7"

With suite comprising panelled bath with separate shower unit, bidet, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

Outside

The property occupies an enviable position, approached over driveway which provides ample parking and leads to the DOUBLE GARAGE. All gardens are well manicured by the current owner, the Front Garden is laid extensively to stone with pathways. The Gardens which are a feature of this home comprise of lawn rear garden and two paddocks. The rear gardens is mainly laid to lawn with generous paved sun terrace, perfect for al fresco dining with stunning open views.

The first paddock benefits from a Detached Barn which is good for additional storage. The other paddock is well screened from the house and offers separate access from the roadside.

**General Notes****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water, drainage and electricity are connected. Calor Gas Central Heating. Broadband Speed: Basic 5 Mbps. Mobile Service: Good.

FLOOD RISK: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.



Local Authority: Shropshire Council

Council Tax Band: E

EPC Rating: F

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

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Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.