



## 8 Redhill Drive, Hookagate, Shrewsbury, Shropshire, SY5 8BW

**Offers in Excess of £395,000**

This individual 4 bedroom detached house offers spacious rooms throughout and enjoys an elevated position with glorious views. An impressive hall with guest WC leads to generous living and dining rooms. There is a spacious quality kitchen and utility room. Upstairs, the main bedroom with en-suite shower room is complemented by 3 further spacious bedrooms and 5 piece bathroom. There is GCH and DG, large double garage and attractive gardens. All in a village just a few miles South West of Shrewsbury.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### Accommodation comprises

Double glazed entrance door.

### Entrance Hall 10' 1" x 9' 11" (3.07m x 3.02m)

A lovely entrance with radiator, staircase with half landing leads to First Floor Landing.

### Cloakroom/WC

Fitted with wash basin, WC, tiled flooring, half tiled walls, radiator, extractor, double glazed front window.

### Living Room 15' 0" x 11' 10" (4.57m x 3.60m)

Parquet style wood block flooring 2 radiators, contemporary electric fire, double glazed French doors with full height side window enjoy fine views from an elevated position across the garden to open countryside, door to Utility Room.

### Kitchen 12' 11" x 9' 11" (3.93m x 3.02m)

Pattern tile flooring and fitted with solid wood fronted units to 3 wall areas including pull out pantry cupboard, laminated worktops with inset 1 1/2 bowl sink unit, integrated double electric oven, 4 ring gas hob with filter hood above, fridge and dishwasher, radiator, double glazed side window.

### Dining Room 14' 10" x 11' 10" (4.52m x 3.60m)

A bright, sunny room with dual aspect windows and French doors leading onto garden, enjoying similar views to the Living Room, parquet style wood block flooring, radiator.

### Utility Room 15' 5" x 5' 11" (4.70m x 1.80m)

Fitted with units to match the Kitchen, integrated fridge and freezer, work top with base units, inset sink unit, tiled surround, tiled flooring, dual aspect double glazed windows, radiator, extractor, wall mounted Worcester gas fired central heating boiler, double glazed door to the side.

### First Floor Landing.

Radiator, access to roof space.

### Bedroom 1 17' 7" x 10' 1" (5.36m x 3.07m)

2 double glazed window with fine views across countryside and woodland, radiator, 2 double built in wardrobes with folding doors.

### En-suite Shower Room

Fully tiled, fitted with 3 piece contemporary suite including corner shower cubicle, wash basin, WC, shaver socket.

### Bedroom 2 12' 4" x 9' 0" (3.76m x 2.74m)

Radiator, double glazed window enjoying glorious open views to the rear, built in wardrobe with folding door.

### Bedroom 3 10' 5" x 9' 8" (3.17m x 2.94m)

Radiator, dual aspect double glazed windows overlooking countryside, built in double wardrobe with folding doors.

### Bedroom 4 15' 5" x 6' 0" (4.70m x 1.83m)

Radiator, double glazed side window, Velux double glazed skylight.

### Bathroom

A large bathroom fitted with 5 piece suite including bath, fully tiled shower cubicle, bidet, WC, wash basin. Fully tiled to bath walls, half tiled to further walls, double radiator, shaver socket, extractor, double glazed side window, built in airing cupboard with shelving and hot water cylinder.

### Outside

The property is approached over a private drive leading to a double width Tarmac driveway, 3 steps lead up to the entrance door. The front garden has gravel and paved patios.

### Brick Built Double Garage 21' 3" x 17' 8" (6.47m x 5.38m)

Twin up and over doors, power and lighting, double glazed window to the rear, door to rear garden.

### Garden

Enclosed garden is approached onto a paved sun terrace with wicket style fencing, shrub beds. Pathway leads to area of lawn with gravel and paved feature patio, seating area with shrubs set around.

### Council Tax Band F

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.  
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22/05/2024, 15:27

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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### Energy performance certificate (EPC)

8 Redhill Drive Hookagate BROOKSLEY SY3 8BW	Energy rating <b>D</b>	Valid until: 14 January 2034
		Certificate number: 0320-2909-8390-2794-8301

Property type	Detached house
Total floor area	142 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-qualifying-certificate-copies-conditions-energy-efficiency-standards-and-cs-cs-cs-cs>).

#### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**