



44 Chapel Road, Hadnall, Shrewsbury, Shropshire, SY4 4EH

£375,000

This most attractive 4 bedroom detached home enjoys a fine village setting and has recently been further upgraded to provide impressive stylish accommodation including: Entrance Hall, Living Room With Bay Window And Feature Fireplace, Eye Catching Refitted Kitchen/Dining Room, Utility Room, WC. Upstairs, The Main Bedroom Has An En-suite Shower Room, There Are 3 Further Good Sized Bedrooms And Bathroom. The Extensively Walled South Facing Rear Garden Is Another Great Feature.
Double Width Driveway, Garage, GCH, DG.



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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

Recessed entrance porch, double glazed entrance door.

Spacious Entrance Hall 9' 10" x 0' 6" (3m x 0.15m)

Radiator, understairs store cupboard, luxury vinyl flooring, staircase leads to First Floor Landing.

Living Room 15' 7" x 10' 2" (4.75m x 3.10m)

Feature ornate stone fireplace with raised hearth and glass fronted cast iron wood burner inset, radiator, wall and ceiling lights, luxury vinyl flooring, walk-in double glazed bay window to the front.

Superb Kitchen/Dining Room 20' 9" x 10' 3" (6.32m x 3.12m)

Fully redesigned and refitted in 2022 with quality units, wood style laminated work tops, feature butler style pantry unit, Villeroy and Boch white ceramic Belfast style sink. Integrated Smeg dual fuel stainless steel oven, dishwasher, fridge, freezer and filter hood. Tiled flooring, 2 radiators, double glazed window and French doors overlooking rear garden.

Utility Room 6' 1" x 5' 1" (1.85m x 1.55m)

Fitted range of units, laminated work top, plumbing for washing machine, tiled floor, extractor fan, double glazed side window, wall mounted Worcester gas fired boiler, double glazed panel door to the rear.

Cloakroom/WC

Fitted with 2 piece white suite including wash basin with tiled splash, WC, tiled floor, radiator, double glazed side window.

First Floor Landing

Radiator, double doors to built-in airing cupboard housing hot water cylinder, shelving and storage space, access to boarded roof space with integrated hatch ladder and ample storage.

Bedroom 1 11' 11" x 13' 9" max 10' 3" min (3.63m x 4.19m/3.12m)

Double glazed windows to the front and side, radiator, built-in double wardrobe, aerial socket.

En Suite Shower Room

Fitted with 3 piece white suite including large tiled shower cubicle with chrome shower fitting, wash basin, WC, radiator, extractor fan, double glazed side window.

Bedroom 2 12' 0" x 8' 10" (3.65m x 2.69m)

Radiator, 2 double glazed windows to the front, 2 built-in wardrobes.

Bedroom 3 9' 11" x 9' 4" (3.02m x 2.84m)

Radiator, double glazed window to the rear.

Bedroom 4 8' 7" x 7' 7" (2.61m x 2.31m)

Radiator, built-in wardrobe, double glazed window to the rear.

Main Bathroom

Fitted with contemporary white 3 piece suite including 'P' shaped bath with chrome shower fitting and fully tiled bath walls, wash basin, WC, half tiled wall areas, radiator, extractor fan, double glazed window to the rear.

Garage

With up and over door, power and lighting.

Outside - Front

The property enjoys an attractive corner position with the front Garden laid to lawn. Double width driveway provides ample parking and access to Garage.

Rear Garden

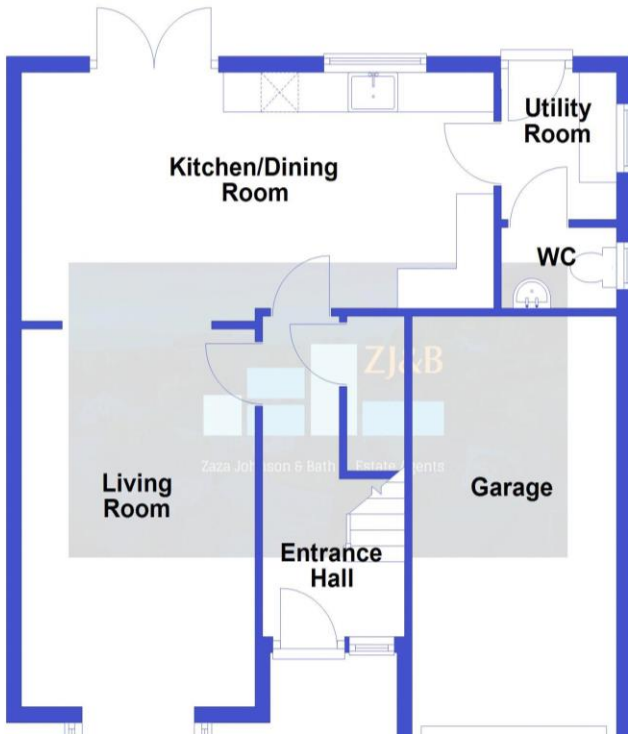
Approached onto a sandstone patio with lawn beyond attractively and securely enclosed by red brick wall and fencing. Cold and Hot water tap, pathway with gated access to the front of the property, external power and lighting.

Council Tax Band D

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**

Ground Floor



First Floor



FLOOR PLANS FOR GUIDANCE ONLY

Energy Performance Certificate

44, Chapel Road, Hadnall, SHREWSBURY, SY4 4EH

Dwelling type: Detached house	Reference number: 8393-2481-4529-2297-9073	
Date of assessment: 18 October 2013	Type of assessment: RdSAP, existing dwelling	
Date of certificate: 26 October 2013	Total floor area: 96 m ²	

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,857
Over 3 years you could save	£ 108

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 210 over 3 years	<div style="background-color: #4CAF50; color: white; padding: 5px; display: inline-block;"> You could save £ 108 over 3 years </div>
Heating	£ 1,328 over 3 years	£ 1,329 over 3 years	
Hot Water	£ 321 over 3 years	£ 210 over 3 years	
Totals	£ 1,857	£ 1,749	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 5px;">75</div> <div style="border: 1px solid black; padding: 5px;">86</div> </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<small>Not energy efficient - higher running costs</small>	

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £8,000	£ 108
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 699

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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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