



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

**£365,000**

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.



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**

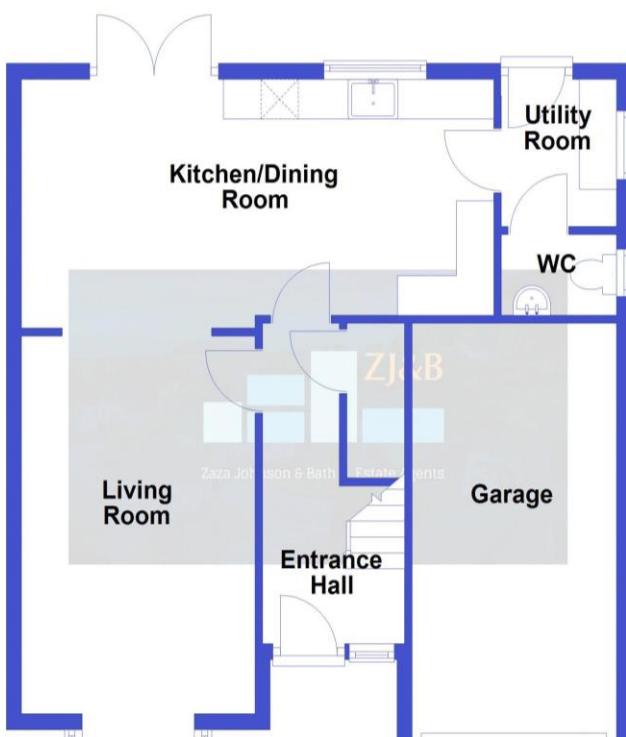
Approached onto a sandstone patio with lawn beyond attractively and securely enclosed by red brick wall and fencing. Cold and Hot water tap, pathway pathway with gated access to the front of the property, external power and lighting.

**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				HM Government																		
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: RGSAP, existing dwelling																		
Date of certificate:	26 October 2013			Total floor area: 96 m <sup>2</sup>																		
Use this document to:																						
<ul style="list-style-type: none"> <li>Compare current ratings of properties to see which properties are more energy efficient</li> <li>Find out how you can save energy and money by installing improvement measures</li> </ul>																						
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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**