



3 Pool Road, Hadnall, Shrewsbury, SY4 4BG

2 bedroom detached bungalow — £350,000 Freehold

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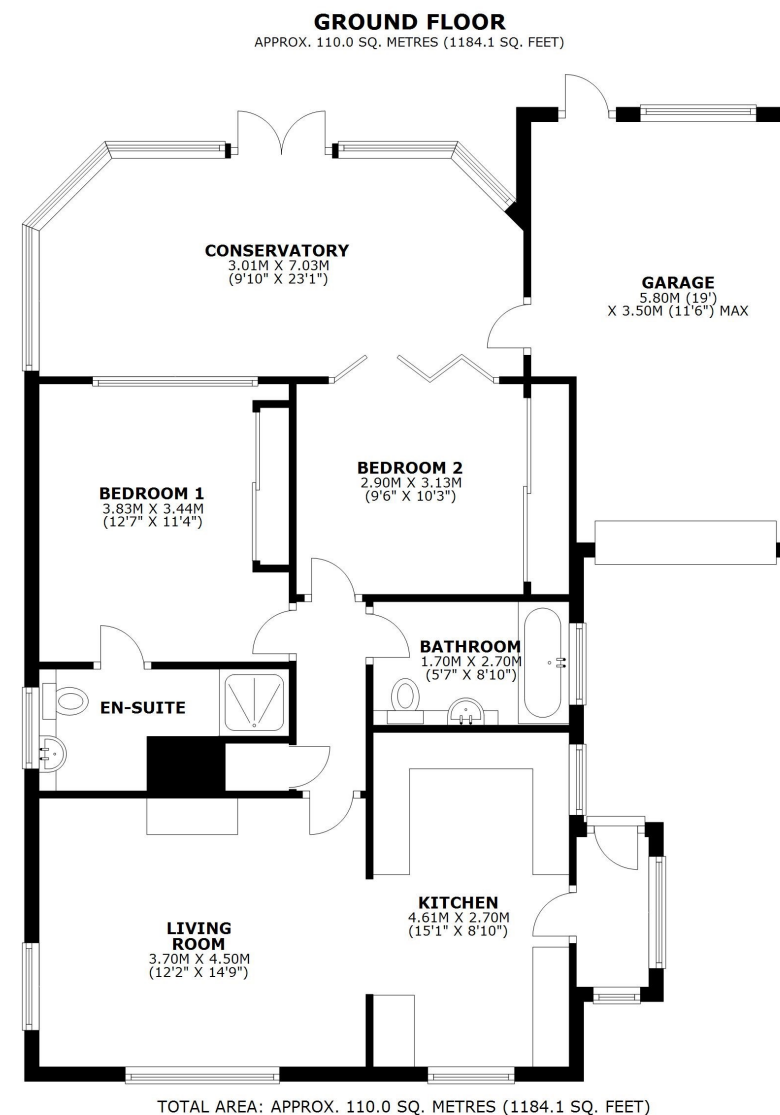
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sales@cgpooks.co.uk

This beautifully presented detached bungalow has been extended and improved to provide very practical and thoughtfully designed accommodation, finished to a high standard throughout, while benefitting from a gated driveway, versatile garage and landscaped gardens to both the front and rear.

KEY FEATURES

- Good sized living room with feature fireplace and windows to two elevations
- Re-fitted kitchen/breakfast room, complete with gas fired Rayburn, integrated appliances, opening to the living area and access to the useful porch
- Master bedroom with built in wardrobes and en-suite shower room
- A further double bedroom, also having built-in wardrobes, with bi-folding doors onto the conservatory
- Separate well-appointed family bathroom
- Large conservatory with glazed double doors to the rear garden and air pocket blinds that prevent over-heating and insulate during winter. There is also access to the versatile garage which has been partially converted to create a lovely study area and utility. The garage also has a modern electric roller shutter door
- uPVC double glazed windows with fitted plantation shutters, and gas fired central heating controlled via the Rayburn. The property also has Solar Thermal and Solar PV panels which assist with the heating of hot water and provide electricity, currently set on a low-cost tariff. We have been informed that it will maintain its Feed In Tariff (FIT)
- Private landscaped rear garden with a pleasant outlook, paved for easy maintenance, with planted borders, timber summer house, access to side and door to garage
- Gated driveway, which is partially covered, providing parking with adjoining landscaped garden to front
- A very quiet and private cul-de-sac location, within walking distance of the village store, pub and countryside walks, as well as being just over 5 miles from Shrewsbury town centre



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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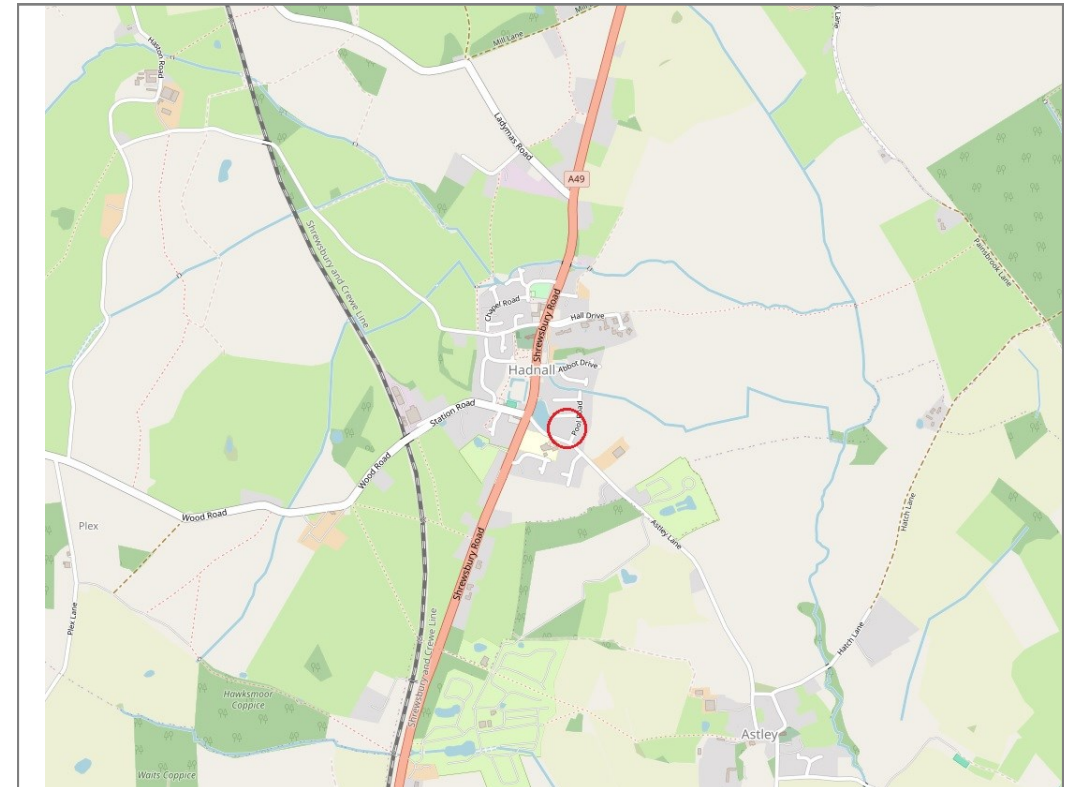
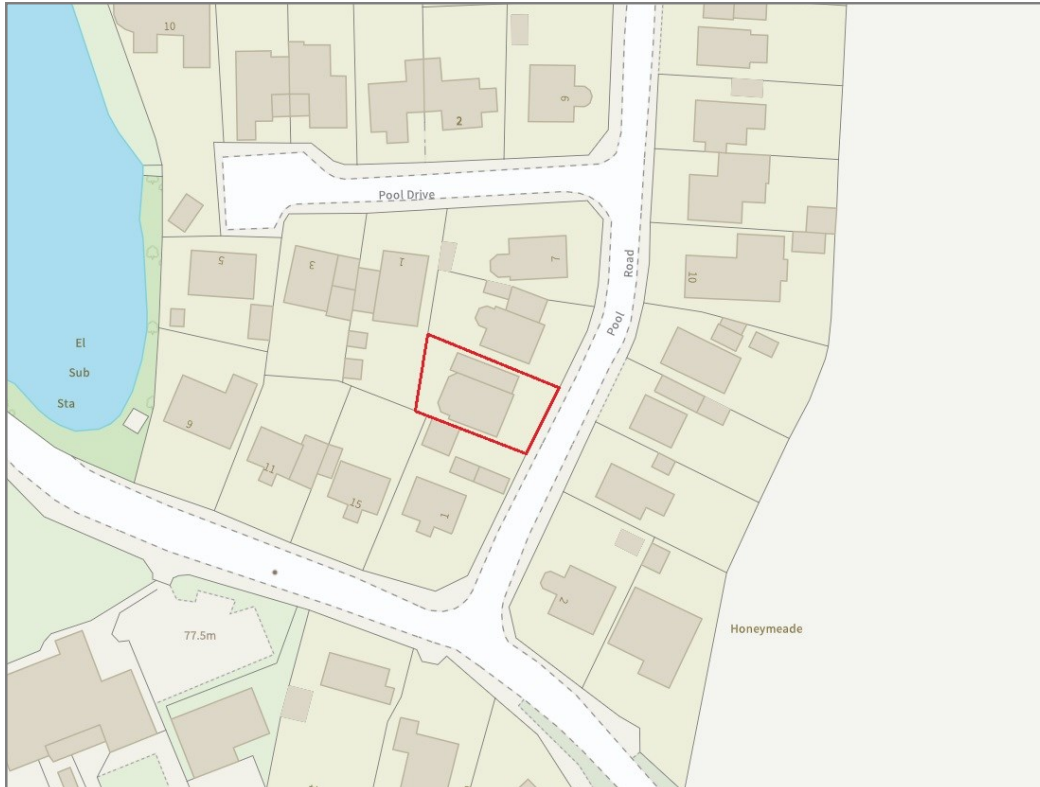
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band B
Services	All mains services are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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

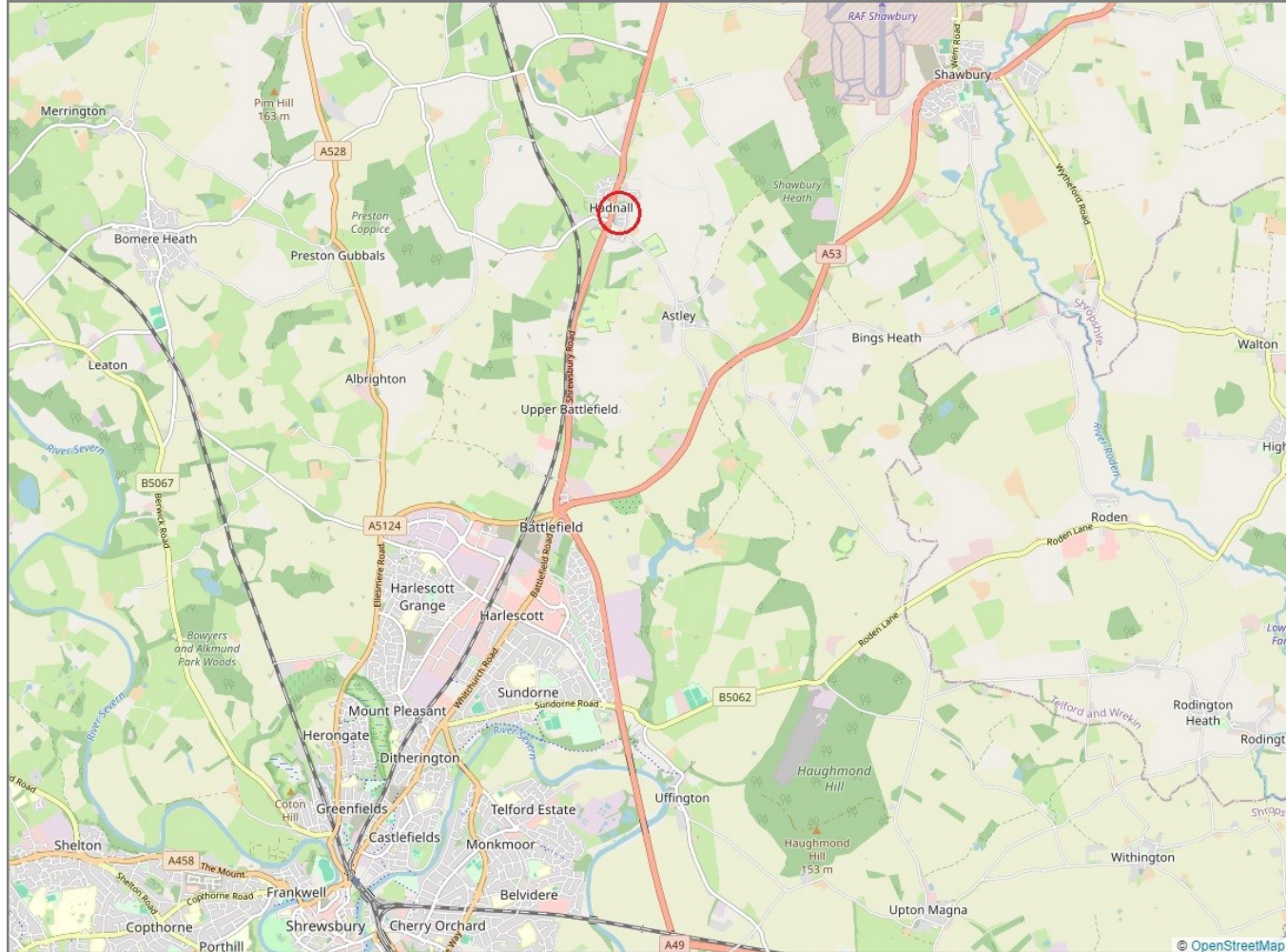
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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