



The Beeches, Shrewsbury Road, Hadnall, Shrewsbury SY4 4AE

4 bedroom detached house — £750,000 Freehold

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Coopergreenpooks.co.uk

£750,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

The Beeches is set in 2.65 acres of land with large natural pool, extensive gardens, outbuildings and 2 adjoining paddocks, whilst being well situated in a quiet and secluded position on the fringe of the village with huge potential for development

KEY FEATURES

- Covered entrance area to hall with staircase to first floor galleried landing.
- Good sized living room with inglenook fireplace and wood burner, as well as windows to 3 elevations.
- Separate dining room with glazed double doors opening to conservatory.
- Kitchen/breakfast room which has a range of custom made oak units, feature brick chimney breast with range cooker and quarry tiled flooring that also runs through to the adjoining utility room and store.
- Ground floor bathroom with roll top bath and shower area.
- On the first floor there are 4 bedrooms a further bathroom and separate wc. The main bedroom also has an en suite.
- Gas fired central heating and double-glazed windows.
- Centrally located within the village yet in a secluded and semi-rural setting with 2 large paddocks adjoining open countryside.
- Useful range of out buildings and a detached double garage as well as an extensive parking area and private driveway, which continues to the rear of the property where there is also a sizable lawned garden and a natural pool.
- For several years and up until recently the site has been registered with The Caravan Club, which permitted 5 caravans or motorhomes, along with up to 10 tents. This has the potential to provide would be purchasers with a viable "on site" business opportunity.
- Lots of potential for extension or further site development, subject to planning permission.
- Really good location about 3 miles from the edge of Shrewsbury and within walking distance of village amenities, including a good local school, shop and pub.
- Vacant with no onward chain.

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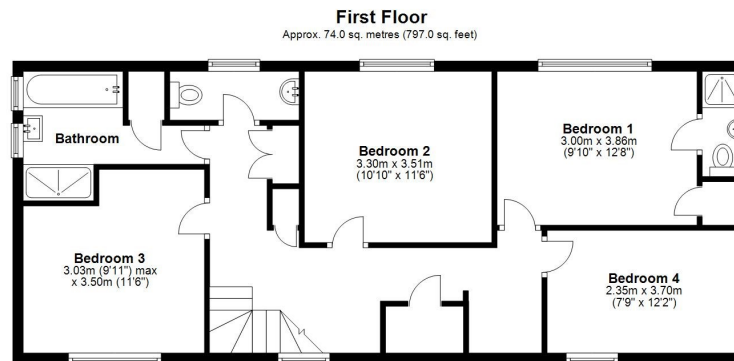


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Total area: approx. 236.4 sq. metres (2544.6 sq. feet)

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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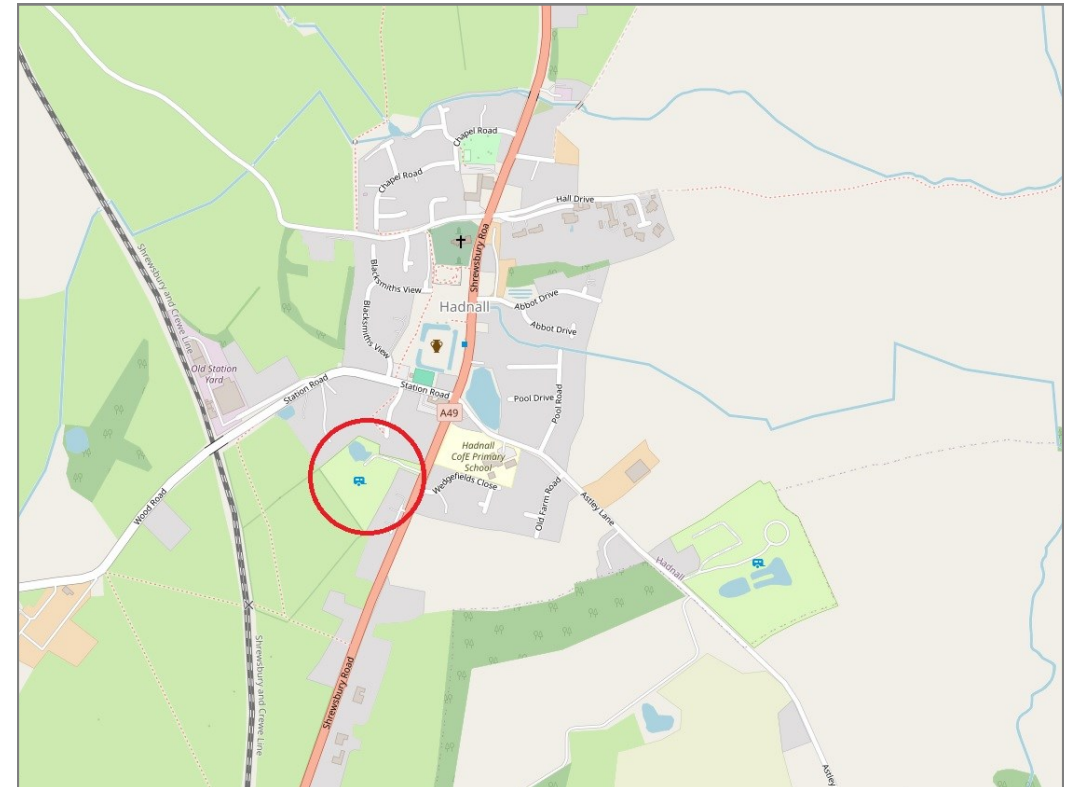
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band C
Services	Mains services water electricity and drainage are connected
	Heating is oil powered

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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

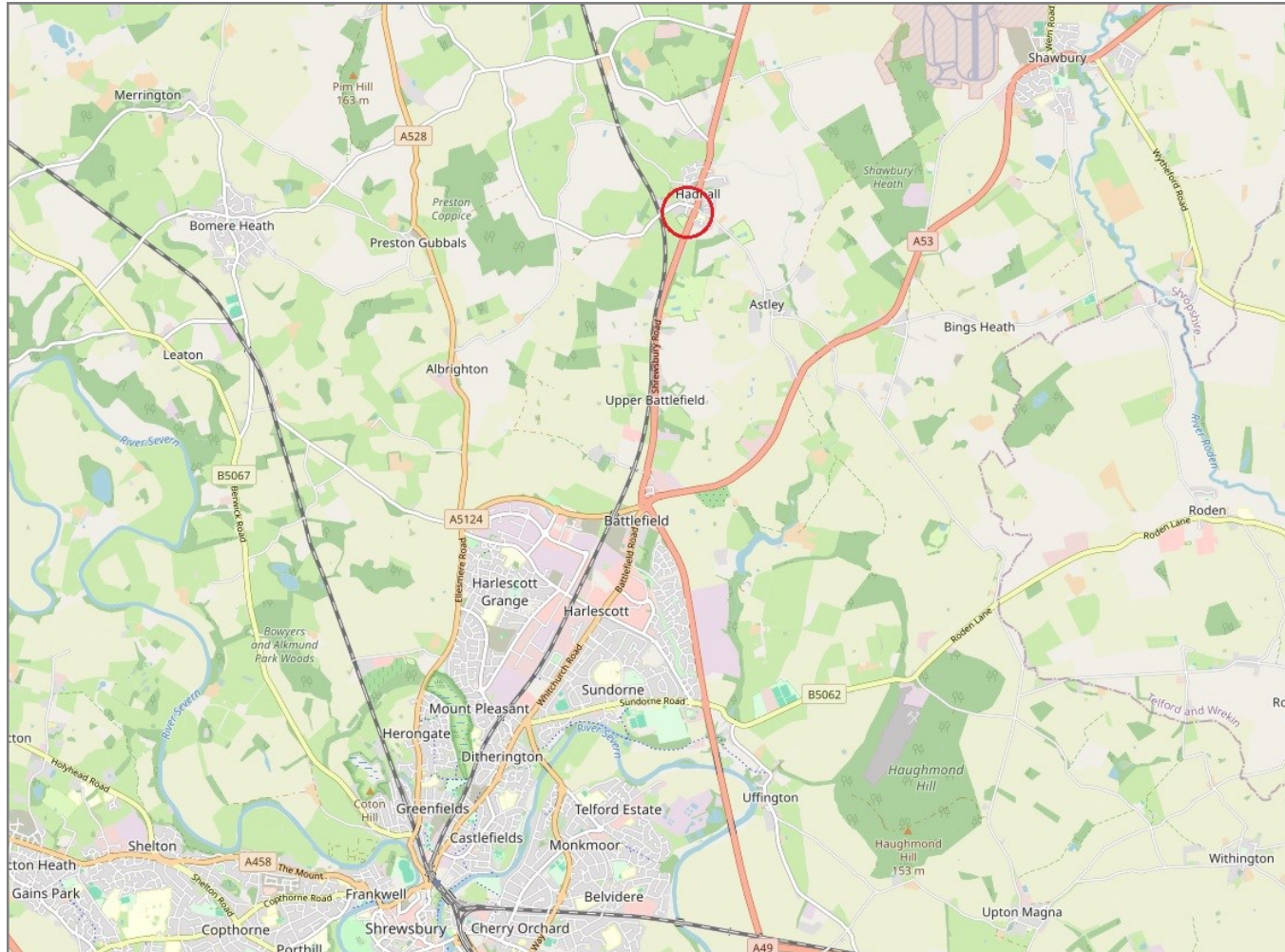
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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