



SAMUEL WOOD

Pine Edge, Harmer Hill, Shrewsbury, Shropshire, SY4 3EE

Offers In The Region Of £660,000



Pine Edge,

Harmer Hill, Shrewsbury, Shropshire, SY4 3EE



- Stunning Split Level Property
- Spacious Living Room with Balcony
- Four Good Sized Bedrooms
- Double Garage & Driveway - Plot 0.39 Acres
- Popular Shropshire Village
- Recently Undergone Stylish Refurbishment
- Stunning Refitted Kitchen Breakfast Room
- Family Bathroom & Utility
- Gas Central Heating & Double Glazing
- EPC Rating E

Introducing Pine Edge at Harmer Hill: A Beautifully Styled and Refurbished Property. Located in the charming area of Harmer Hill this stunning split-level individual property has undergone a meticulous refurbishment, with a sophisticated design and thoughtful interiors. This remarkable property has been enhanced with several key updates, including windows and a modern central heating system, ensuring optimal comfort and energy efficiency throughout the year. Viewing of the premises on the location is certainly recommended.

As you step into the property, you are greeted by the reception hall, the living accommodation is all conveniently located on one level, ensuring that every room flows seamlessly, creating a cohesive and stylish environment. the interior has replacement flooring throughout, evoking sense of luxury.

The impressive living room and dining room offer an ideal space for relaxation and entertaining, allowing you to effortlessly combine spacious, living or hosting guests.

The delightful shaker style kitchen, complete with an adjacent breakfast area provides a well-appointed space featuring modern appliances, quality fixtures and ample storage. It is the perfect spot for coffee and informal dining. The property features a separate utility room providing additional convenience and organisation.

With four double bedrooms, including one with a beautiful en-suite, Pine Edge boasts ample space for relaxation and privacy. Each bedroom has been thoughtfully designed with comfort in mind. The principal bathroom is equally stunning, featuring a combination of a freestanding bath and a separate contemporary shower enclosure.

Pine Edge is situated on an impressive plot, slightly elevated to offer a premium aspect of the views of the surroundings. The generous plot extends to approximately 0.4 an acre, providing ample opportunity to create your own outdoor requirements. The automated gated frontage generous offer parking together with access to the ground level and double garage.







Directions

From Shrewsbury, take the A528 Ellesmere Road to the outskirts of Harmer Hill, turn left immediately after the Bridgewater Arms onto the Ellesmere Road. Continue past Lower Road for a short distance where Pine Edge can be located on the left hand side.

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 4Mbps, Superfast 51 Mbps & Ultrafast 900 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: G

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





Floor Plans



Floor Plan

Garage

Total floor area 197.9 m² (2,130 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk

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