

45 Blacksmiths View Hadnall Shrewsbury SY4 3BF



3 Bedroom Bungalow - Detached
Offers In The Region Of £415,000

The features

- EXCELLENT 3 BEDROOM DETACHED BUNGALOW
- LOUNGE AND SEPERATE DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- GARAGE AND ENCLOSED REAR GARDEN
- EPC RATING B
- ENVIABLE LOCATION IN POPULAR VILLAGE
- WELL FITTED KITCHEN WITH APPLIANCES
- 2 FURTHER BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED



***** 3 BEDROOM DETACHED BUNGALOW - ENVIABLE VILLAGE LOCATION *****

This immaculately presented, 3 bedroom detached Bungalow was recently constructed by reputable local developer, Galliers Homes and must be viewed to be fully appreciated.

Occupying an enviable position in the heart of this self sufficient, North Shropshire Village ideally placed for commuters with ease of access to the A5/M54 motorway network.

Reception Hall, Lounge, separate Dining Room, well fitted Kitchen with appliances, Utility Room, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and enclosed rear garden.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular North Shropshire Village, ideal for commuters with ease of access to the A5/M54 motorway network. Hadnall offers excellent local facilities including Post Office/General Store, Church, active Village Hall, Resaturant/Public House and primary School There is a regular bus service to the Town Centre and lovely countryside walks on hand.

RECEPTION HALL

Covered entrance with outside light and door opening to L-shaped Reception Hall with radiator. Double storage/airing cupboard, access to roof space.

LOUNGE

A lovely light room with windows to the side and rear overlooking the gardens. Ornamental fireplace, media point, radiator.

DINING ROOM

Having double opening French doors leading onto the garden, radiator.

KITCHEN

Attractively fitted with range of contemporary units incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with worksurfaces over and having integrated dishwasher beneath. Inset 4 ring gas hob with extractor hood over and pan drawers beneath, built in double oven and grill with cupboards above and below and fridge/freezer with matching fascia panels. Eye level wall units, recessed ceiling lights, tiled flooring, window to the rear and radiator.

UTILITY ROOM

having single drainer sink set into base cupboard with worksurfaces extending to either side with space beneath for washing machine and tumble dryer. useful pantry/storage cupboard, tiled flooring, radiator. Door to the rear garden.

PRINCIPAL BEDROOM

With window overlooking the front, triple wardrobe with mirror fronted sliding doors, radiator.

EN SUITE

With suite comprising large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

BEDROOM 2

Another good double room with window to the front, radiator.

BEDROOM 3

With window to the side, radiator.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

OUTSIDE

The property occupies an enviable position on a private driveway of just 4 homes and having a lovely aspect to the fore towards the Church. Approached over driveway with parking and leading to the Garage with up and over door, car charging point, power and lighting and personal doors to the garden and Reception Hall. The Front garden is laid to shaped lawn with shrub beds. Side pedestrian access leads around to the enclosed Rear Garden which is laid mainly to lawn with flower and shrub beds with inset specimen trees. Paved sun terrace and enclosed with wooden fencing and providing a good level of privacy.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

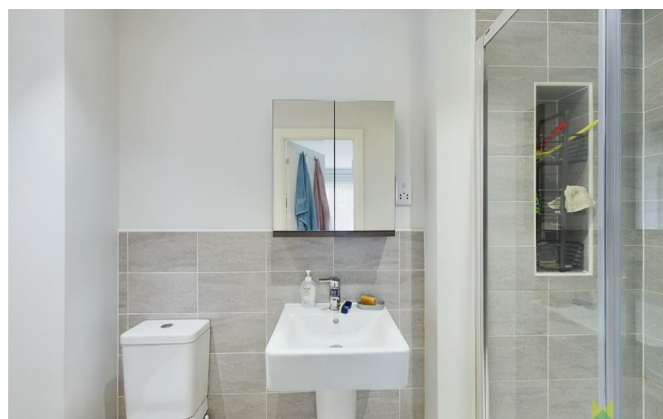
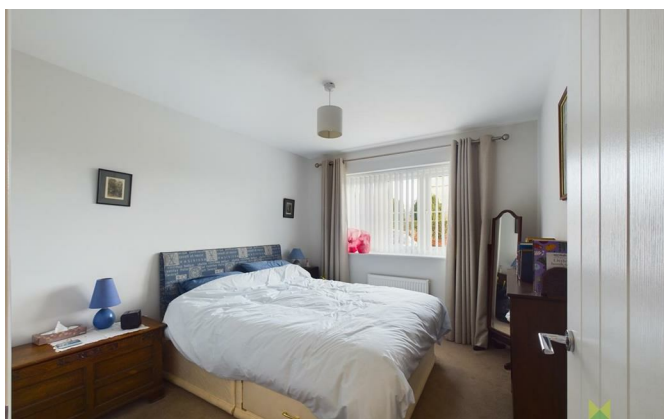
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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