

# Avalon Lower Road Harmer Hill Shrewsbury SY4 3QX



3 Bedroom House - Detached  
Guide Price £375,000

## The features

- EXCITING POTENTIAL FOR MODERNISATION AND RE DEVELOPMENT
- EDGE OF VILLAGE LOCATION
- NEARBY TO SHREWSBURY
- WONDERFULLY PRIVATE PLOT BORDERED BY FARMLAND
- 0.36 ACRE MATURE GARDENS AND GROUNDS
- THREE DOUBLE BEDROOMS
- VERSATILE RECEPTION ROOMS
- DETACHED DOUBLE GARAGE
- DIRECT ACCESS TO COUNTRYSIDE WALKS
- EPC TBC



**\*\* EXCELLENT SCOPE FOR RE-DEVELOPMENT STANDING IN GENEROUS GROUNDS \*\***

An exciting opportunity to acquire a former Petton Homes build which offers wonderfully proportioned accommodation with extensive scope for modernisation and adaptation.

Set in mature grounds planted with variety and all year round interest, the house is bordered by established specimen trees edging onto open farmland. On the peripherals of this popular North Shropshire village, the property is ideally placed for commuters with ease of access to the County Town of Shrewsbury and local market Towns of Wem and Ellesmere. Harmer Hill has an active village hall and public house/restaurant along with direct access to scenic countryside walks.

The accommodation briefly comprises Reception Hall, Study, Living Room, Dining Room, Kitchen, Three Bedrooms and Two Bathrooms. Outside is a detached double garage offering workshop or home office potential.

Viewing Essential.

## Property details

### LOCATION

Occupying an enviable position on the edge of the convenient village of Harmer Hill and being only a short drive from Shrewsbury, where Battlefield provides an extensive range of amenities and national stores along with a park and ride to the Town Centre. There is excellent access onto the A5 and M54 motorway network for commuters.

The nearby villages of Myddle, Bomere Heath and Baschurch together play host to an excellent range of shops, takeaways, public houses/restaurants and primary and secondary schools and the neighbouring market Towns of Wem and Oswestry are also a short drive away.

### RECEPTION HALL

Deep covered entrance with light and wooden entrance door with glazed screens to Reception Hall. Exposed brick wall, timbers and useful under stairs storage cupboard. Radiator.

### STUDY

with window to the front, radiator.

### LOUNGE

With windows to two elevations with outlooks over the gardens. Inglenook fireplace housing cast iron log burner, media point, radiator.

### DINING/FAMILY ROOM

with window to the front, radiator.

### KITCHEN

Fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances. Tiled surrounds and eye level wall units. Windows and door to garden.

### CLOAKROOM

with low flush WC. Tiled floor, window to the side.

### FIRST FLOOR LANDING

From the Reception Hall staircase with half landing and window to the rear, off which lead

### PRINCIPAL BEDROOM

having window to the rear with outlooks over the garden, built in wardrobes, radiator.

### SHOWER ROOM

with shower cubicle, wash hand basin and WC. Radiator, velux roof light.

### BEDROOM TWO

with window to the side with aspects over the front garden, radiator.

### BEDROOM THREE

with window to the front, airing cupboard, radiator.

### FAMILY BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, radiator and window to the side.

### GARDENS AND GROUNDS

The property is set in a very generous plot and approached over driveway with parking and leading to the detached

Double Garage.

The Gardens are a particular feature and to the front and side laid to lawn with well stocked flower shrub and herbaceous beds and being well screened from the road way. Side pedestrian access to the impressive sized Rear Garden which again is laid to lawn with a variety of established flower, shrub and herbaceous beds with an abundance of specimen trees. Large ornamental garden pond. The Garden is well screened and enclosed with fencing and hedging and to the rear is bordered by open farmland.

### DIRECTIONS

Follow Sat Nav to postal code SY4 3QX where the property can be found approximately 150 meters along Lower Road on the left hand side. what3words: shook.written.spoons

### GENERAL INFORMATION

#### TENURE

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

#### SERVICES

We are advised that mains water and electricity are connected. Oil fired central heating and private drainage to septic tank.

#### COUNCIL TAX BANDING

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

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions` 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.

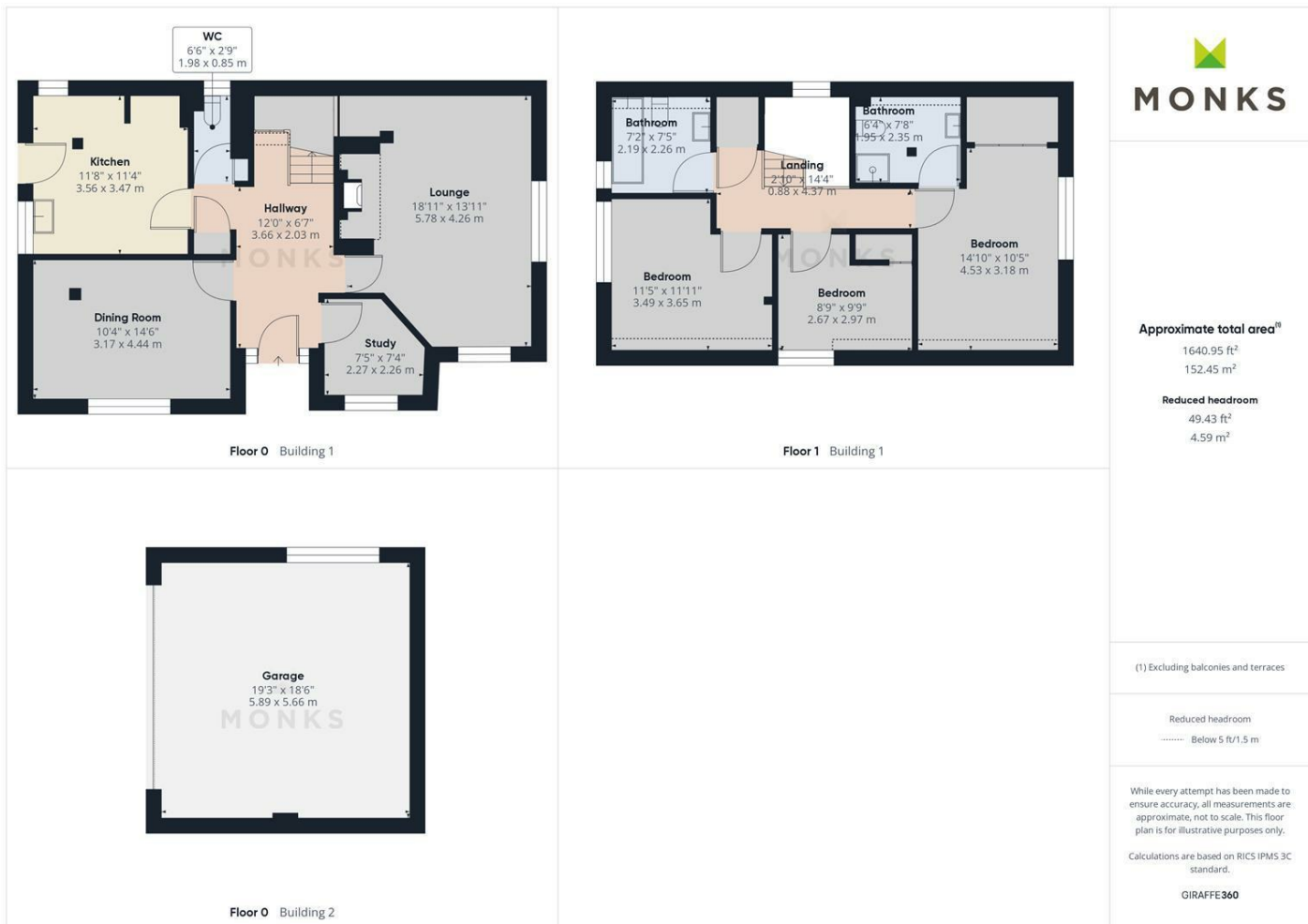
#### NEED TO CONTACT US

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.

# Avalon Lower Road, Harmer Hill, Shrewsbury, SY4 3QX.

3 Bedroom House - Detached  
Guide Price £375,000





## Judy Bourne

Director at Monks

judy@monks.co.uk

## Get in touch

Call. 01743 361422

Email. info@monks.co.uk

Click. www.monks.co.uk

## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.